



City of Charleston

Board of Architectural Review-SMALL

May 26, 2016

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

Agenda Item 1:

Legal Briefing

Agenda Item 2:

11 ½ Saint Philip Street

Request conceptual approval for partial demolition to include removal of interior frame and roof.

Not Rated / (Harleston Village) / c. 1902-1928 / Old and Historic District

11 1/2 St. Philip Street



South Elevation



Southeast Corner



East Elevation



North Elevation



South Wall Detail



Window Detail



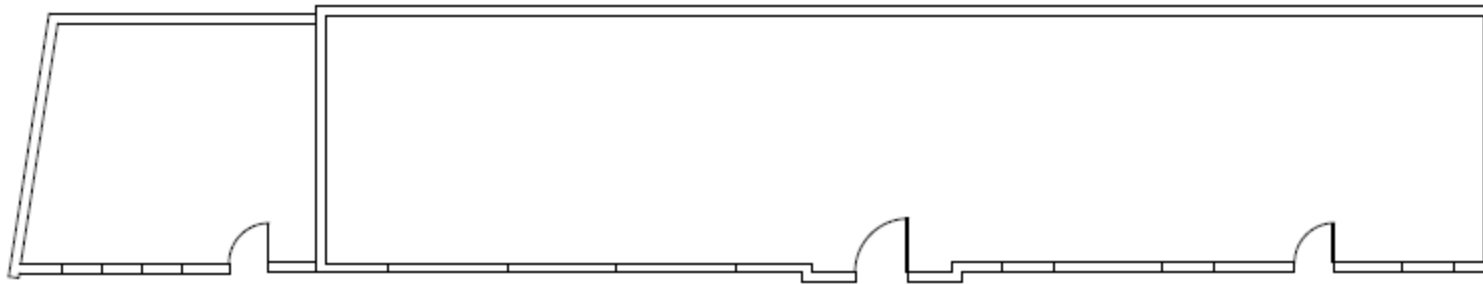
Window Detail



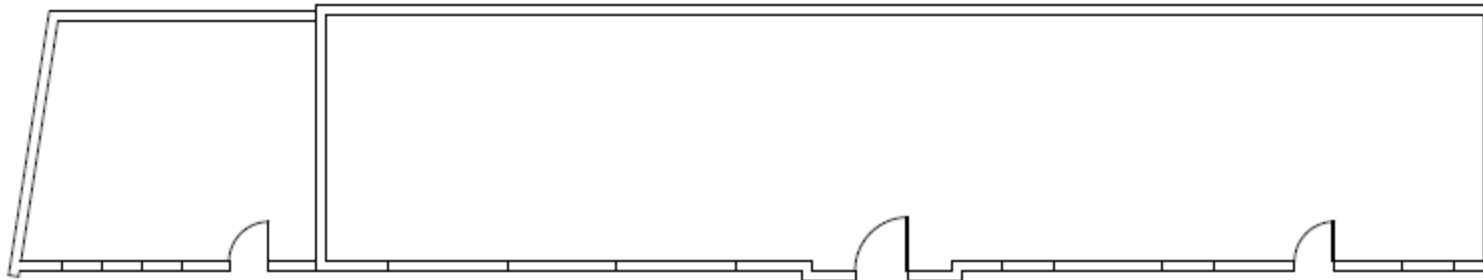
Entry Detail



site plan



existing floor plan 1/4" = 1'



proposed floor plan 1/4" = 1'

all change projects, if permitted,
are subject to the approval of the
authorities having jurisdiction.

g architects

STATE OF SOUTH CAROLINA
ARCHITECTS
JAMES E. GIBSON
Charleston, SC
2000

STATE OF SOUTH CAROLINA
ARCHITECTS
ALAN B. BROWN
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338 KING STREET
CHARLESTON, S.C.
29403

843-577-7535 phone
843-577-6545 fax

11 1/2 S. Philip Street

CHARLESTON, SC 29403

SAB 0540

DESIGNED

ME

DRAWN

ME

CHECKED

ME

DATE

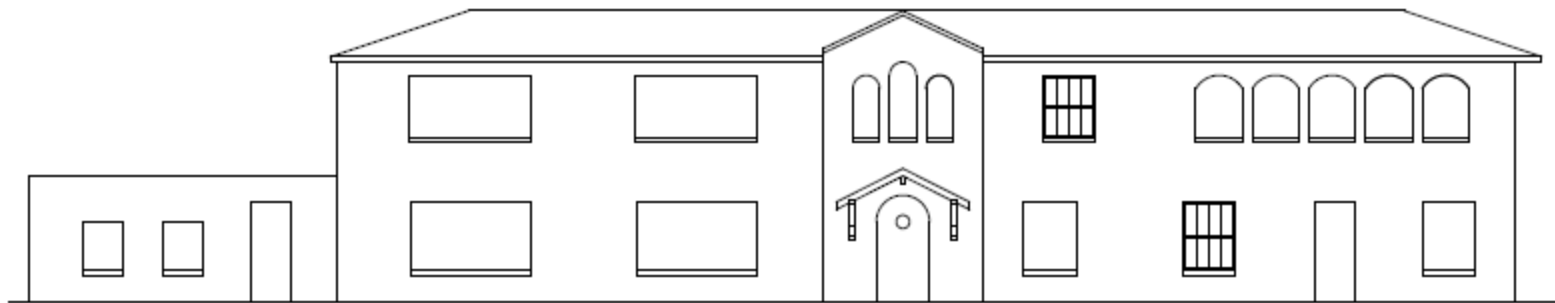
08-14-2014

REVISIONS

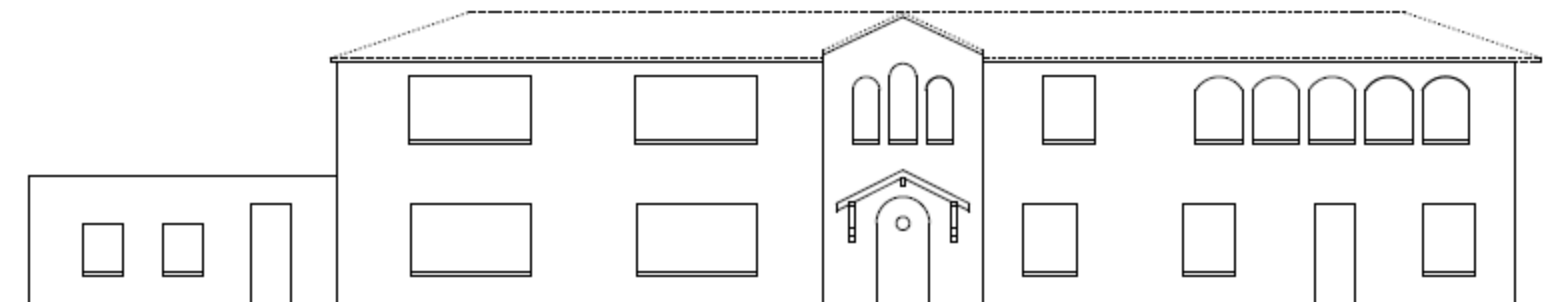
SHEET

A3.1

EXISTING/PROPOSED PLANS



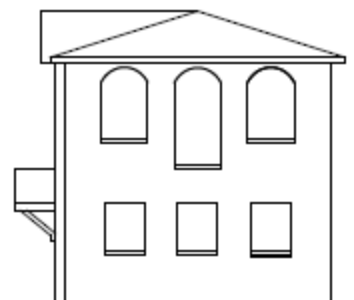
existing south elevation 1/4" = 1'



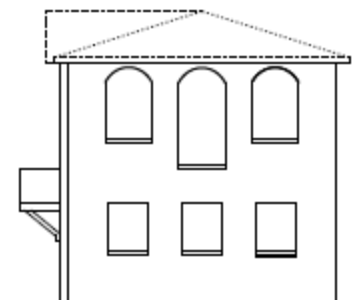
proposed south elevation 1/4" = 1'

Demolition Notes:

- temporarily shore/stabilize exterior walls per structural specifications
- remove all wood windows
- remove and salvage roof tie where possible
- remove and salvage wood canopy structure as possible
- scaffold to document all existing window, door, and canopy details prior to demolition



existing east elevation 1/4" = 1'



proposed east elevation 1/4" = 1'

all drawings prepared by J. G. Architects, Inc. are based on the information provided by the client and are not to be used for any other purpose.

j architects



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11 1/2 S. Philip Street

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BAR 0040

DESIGNED

AK

DRAWN

AK

CHECKED

AK

DATE

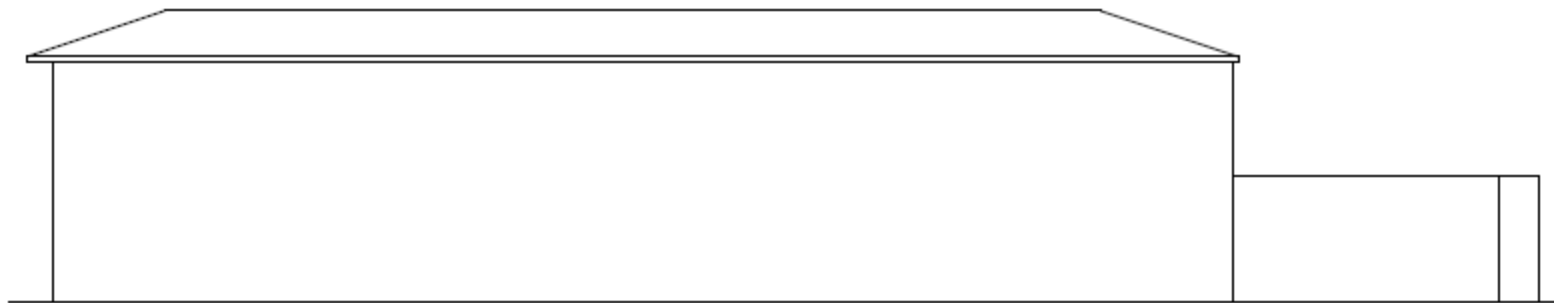
08-14-2014

REVISIONS

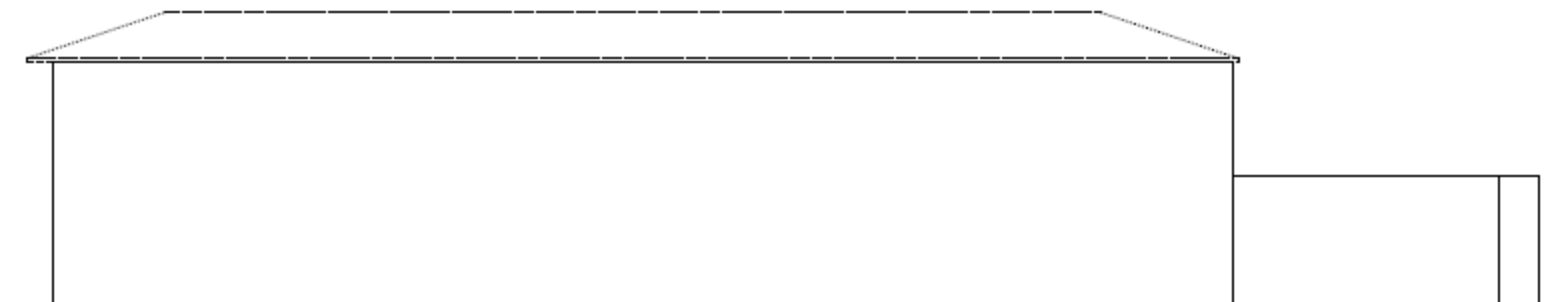
SHEET

A4.1

EXISTING PROPOSED ELEVATIONS

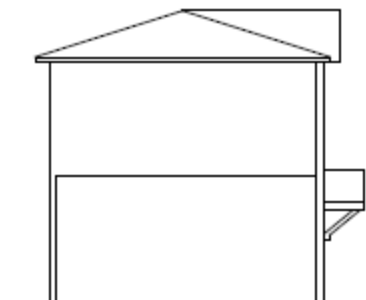


existing north elevation 1/4" = 1'

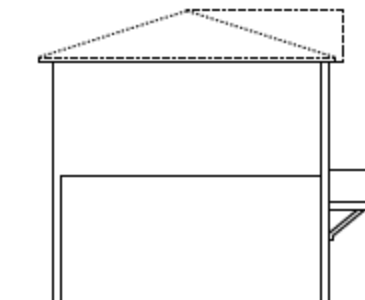


proposed north elevation 1/4" = 1'

- Demolition Notes:**
- temporarily stabilize exterior walls per structural specifications
 - remove all wood windows
 - remove and salvage roof tie where possible
 - remove and salvage wood canopy structure as possible
 - architect to document all existing windows, doors, and canopy details prior to demolition



existing west elevation 1/4" = 1'



proposed west elevation 1/4" = 1'

all drawings prepared by J. J. Architects, Inc. are based on the information provided by the client and are not to be used for any other purpose.

j architects



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DESIGNED

WJ

DRAWN

WJ

CHECKED

WJ

DATE

08-14-2014

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SHEET

A4.2

EXISTING/PROPOSED ELEVATIONS

Agenda Item 3:

Halsey Park (Lot 1)

Request preliminary approval for new construction of single-family residence.

(Harleston Village) / Old and Historic District

Lot 1 Halsey Park - Charleston, SC
Aerial View of Site



Charleston Peninsula



Halsey Park and Surrounding Context



Halsey Park Development Site



View towards Lot 1 from Halsey Blvd



View South from Halsey Blvd



View of Lot 1 from interior of Halsey Park



View of Townhomes under construction



View of Townhomes under Construction



Lot 1 Halsey Park

Charleston, SC

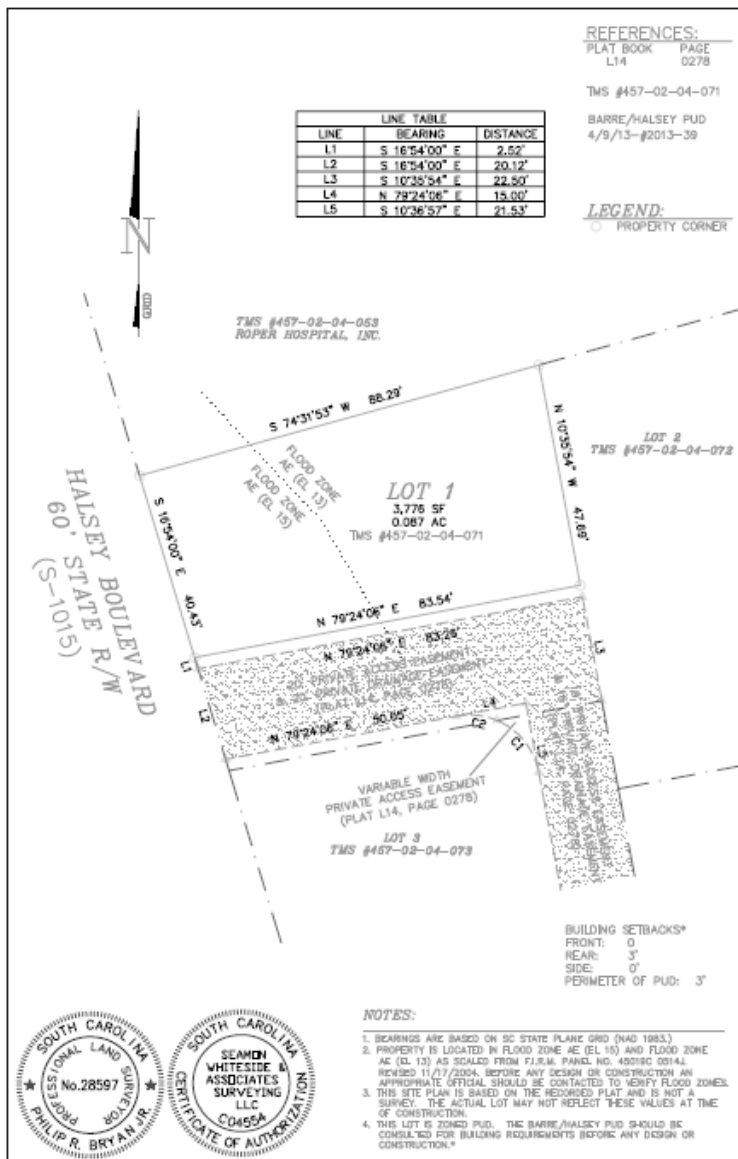


ASSOCIATES

P.O. Box 21871 - Charleston, SC - 29415
Phone: (843) 835-0700 Fax: (843) 835-0758

Index of Drawings - BAR Preliminary Submittal

Sheet	Drawing	Date	Sheet	Drawing	Date	Sheet	Drawing	Date
Survey	Survey	6/25/15	A000	Proposed Site Plans	6/25/15	A001	Building Sections	6/19/15
A001	Actual Views	6/19/15				A002	Building Sections	6/19/15
A002	Halsey Park Site Plan	6/19/15	A003	Front and Rear Elevations	6/19/15	A003	Building Sections	6/19/15
			A004	Front and Rear Elevations	6/19/15			
			A005	Right Elevation Proposed	6/19/15			
			A006	Left Elevation Proposed	6/19/15			
A006	Ground Floor Plan	6/19/15	A007	Right Elevation Proposed	6/19/15	A007	Floor and Window Schedule	6/19/15
A007	Ground Floor Plan	6/19/15	A008	Left Elevation Proposed	6/19/15	A008	Window Trim Details	6/19/15
A008	First Floor and Second Floor Plan	6/19/15	A009	Left Elevation Proposed	6/19/15			
A009	Third Floor and Monitor Plan	6/19/15	A010	Shed Elevation Proposed	6/19/15			
A010	Roof Plan	6/19/15						



A SITE PLAN OF
TMS #: 457-02-04-071
LOT 1 HALSEY PARK
LOCATED IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

1008-B Jordan Road
Charleston, SC 29407
(843) 796-6880

DATE: 4/28/15
SCALE: 1" = 20'
DRAWN: PRB
DWG: 15061
REV:



Charleston Peninsula



Halsey Park Context



Halsey Park Development - Lot 1 Outlined



Halsey Park Development - Lot 1 Outlined

REVISIONS



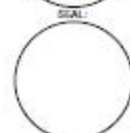
DESIGNED BY: E.L.R.
CHECKED BY: E.L.R., M.D.

- ☐ PRELIMINARY ISSUE
- ☐ BID ISSUE
- ☐ PERMIT ISSUE
- ☐ CONSTRUCTION ISSUE

BILL HUEY
ASSOCIATES

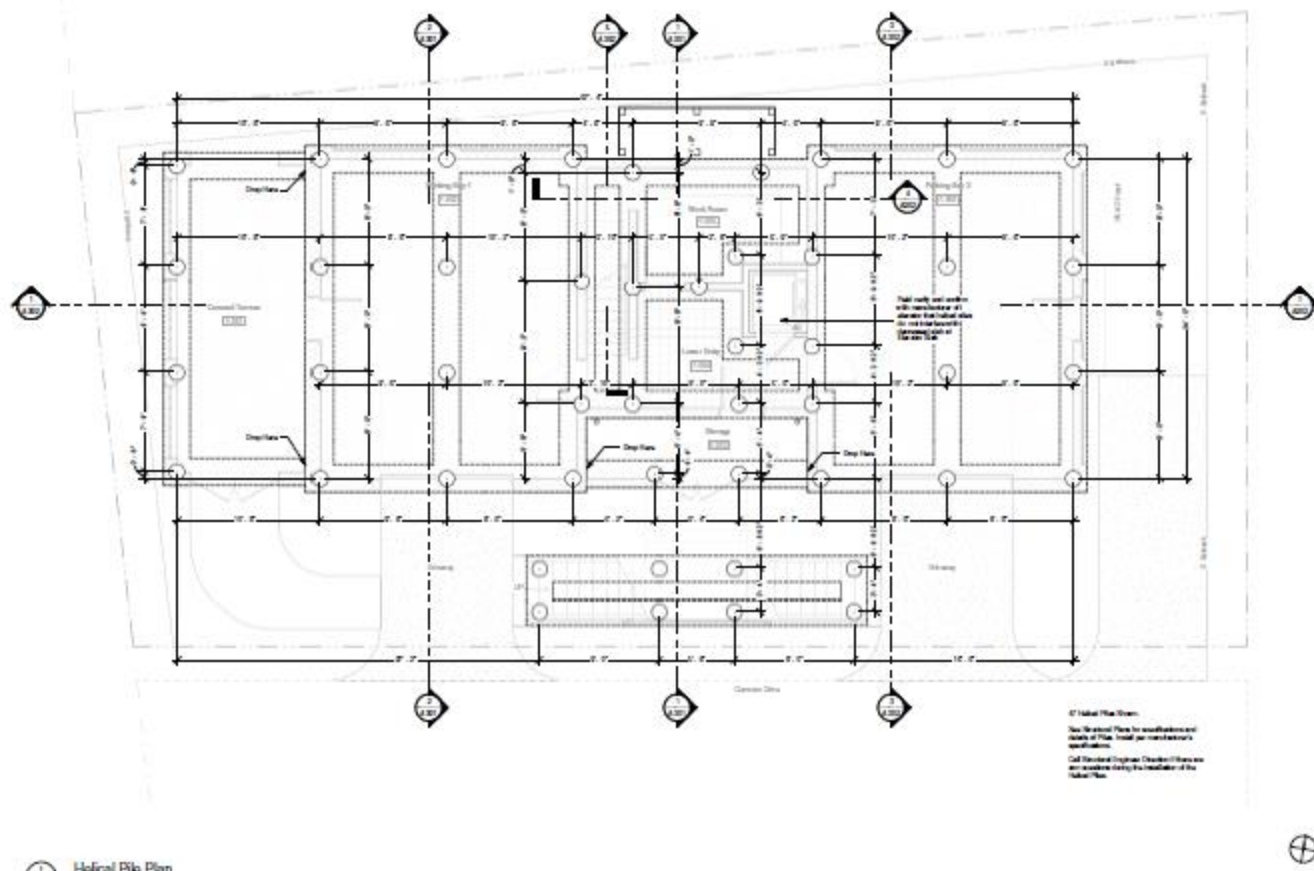
3522 Maybank Highway
Johns Island, South Carolina 29554
Phone: 843.856.0700 Fax: 843.856.0700

Lot 1 Halsey Park
Charleston, SC



SHEET:
A001
DATE: 11-11-11
PROJECT NO.: 110000
BY: E.L.R. M.D.

11-11-11 11:11 AM E.L.R. M.D. 11-11-11 11:11 AM E.L.R. M.D. 11-11-11 11:11 AM E.L.R. M.D. 11-11-11 11:11 AM E.L.R. M.D.



Helical Pile Plan
1/4" = 1'-0"

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DRAWN BY: NV

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- CONSTRUCTION ISSUE

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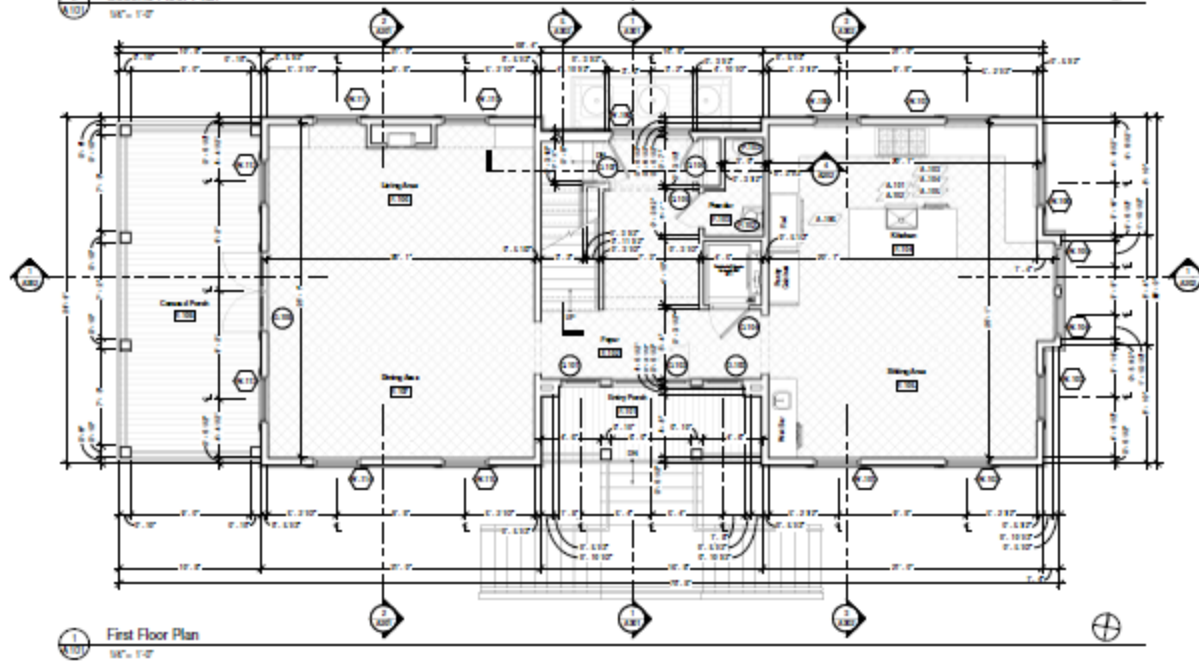
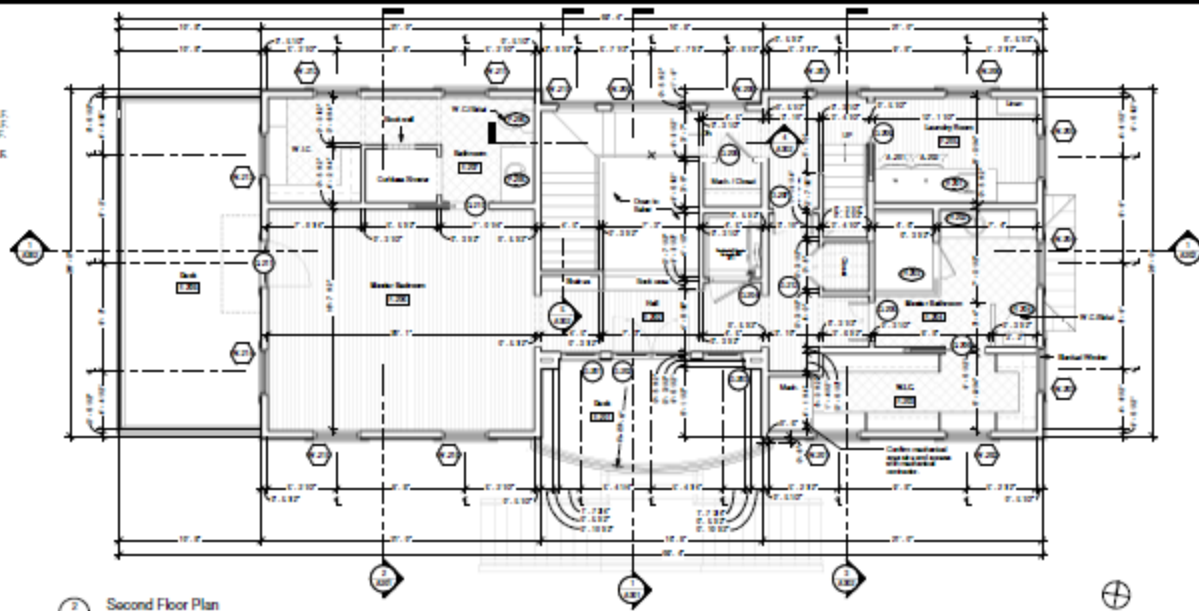
Lot 1 Halsay Park
Charleston, SC



SHEET:
A100P
DATE: 04/11/11
PROJECT NO.: 10000
SHEET: 01 OF 01

Square Footage Calculations:

First Floor Heated and Cooled - 1,461 S.F.
 Second Floor Heated and Cooled - 1,261 S.F.
 Third Floor Heated and Cooled - 984 S.F.
Total Heated and Cooled - 3,706 S.F.



REVISIONS

DESIGNED BY: E.H.
 CHECKED BY: NV
 DRAWN BY: NV

PRELIMINARY ISSUE
 RED ISSUE
 PERMIT ISSUE
 CONSTRUCTION ISSUE

BILL HUEY
 ASSOCIATES

3222 Maybank Highway
 Johns Island, South Carolina 29554
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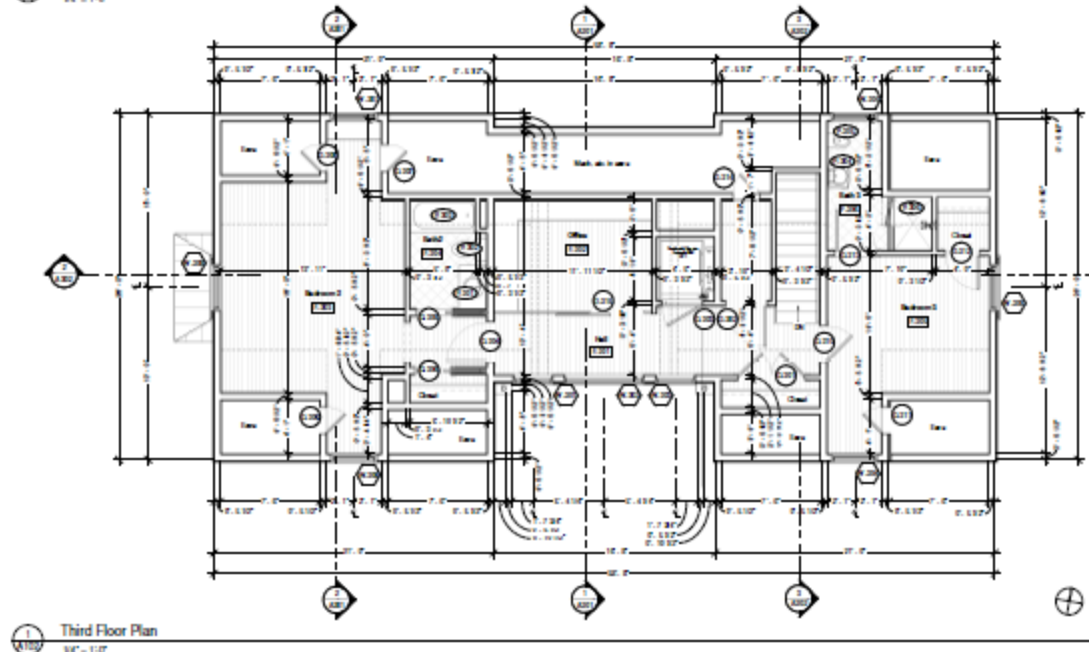
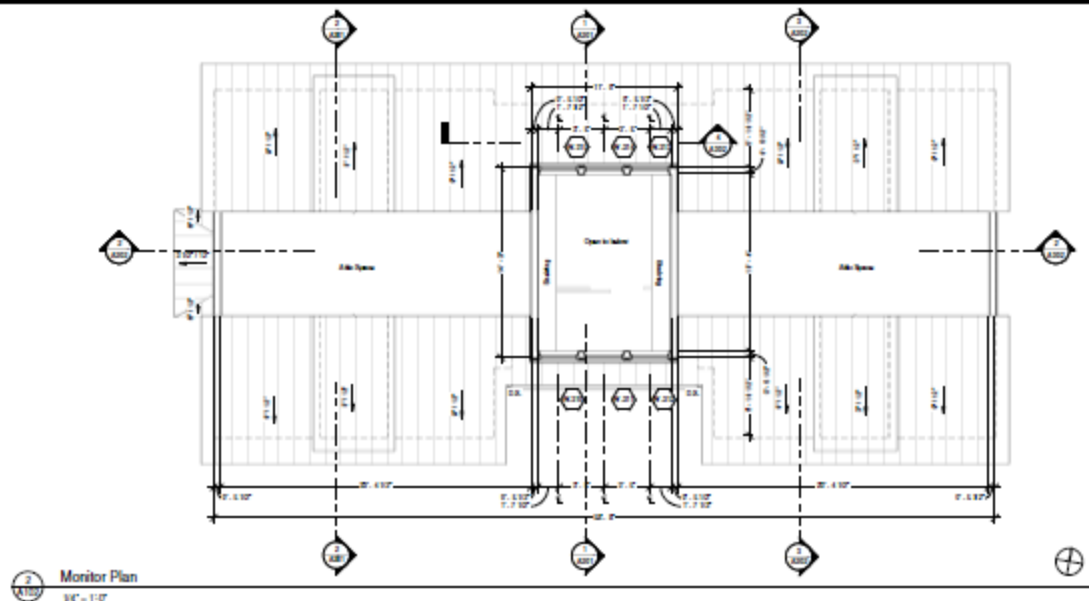
Lot 1 Halsey Park
 Charleston, SC



SHEET:
A101
 DATE: 04/11/17
 PROJECT NO.: 17-001
 SITE: 17-001-17-001

Square Footage Calculations:

First Floor Heated and Cooled - 1,661 S.F.
 Second Floor Heated and Cooled - 1,261 S.F.
 Third Floor Heated and Cooled - 984 S.F.
Total Heated and Cooled - 3,716 S.F.



REVISIONS



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- ☐ BID ISSUE
- ☐ PERMIT ISSUE
- ☐ CONSTRUCTION ISSUE

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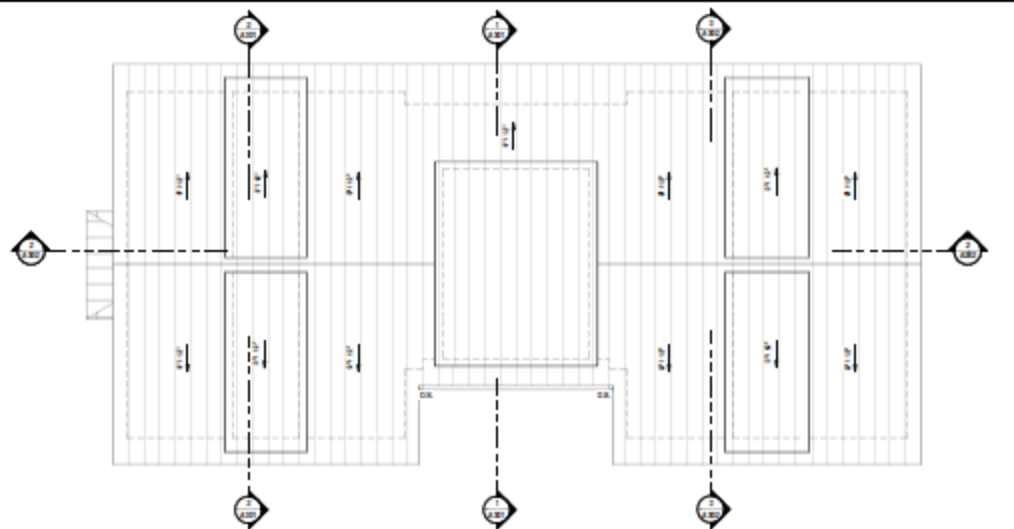
Lot 1 Halsay Park
 Charleston, SC


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SHEET:
A102
 SCALE: 1/4" = 1'-0"
 PROJECT NO.: 100-100
 DATE: 07/15/10

First Floor Heated and Cooled -	1.661 S.F.
Second Floor Heated and Cooled-	1.281 S.F.
Third Floor Heated and Cooled-	004 S.F.
Total Heated and Cooled -	3.715 S.F.



 Roof Plan
1/8" = 1'-0"

$$\begin{array}{c} \triangle \\ \triangle \\ \triangle \\ \triangle \\ \triangle \end{array}$$

CHOOSE BY: -

- ☐ PRELIMINARY ISSUE
- ☐ BID ISSUE
- ☐ PERMIT ISSUE
- ☐ CONSTRUCTION ISSUE

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Lot 1 Halsoy Park
Charleston, SC

SEAL



SHEET

A103

10/10/2011 11:47 AM
 PROJECT NO. 100002
 DATE: 10/10/2011 11:47 AM

[illegible]



1 Front - Left View
A200



2 View from Halsay Blvd.
A200



3 Rear - Left View
A200



4 Rear - Right View
A200

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CHECKED BY: NV

- ☐ PRELIMINARY ISSUE
- ☐ BID ISSUE
- ☐ PERMIT ISSUE
- ☐ CONSTRUCTION ISSUE

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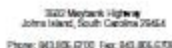
3520 Maybank Highway
Johns Island, South Carolina 29554
Phone: 843.856.0700 Fax: 843.856.0700

Lot 1 Halsay Park
Charleston, SC



SHEET:
A200
DATE: 11/11/11
BY: E.L.R.

11/11/11 11:11 AM E.L.R. 11/11/11 11:11 AM E.L.R. 11/11/11 11:11 AM E.L.R. 11/11/11 11:11 AM E.L.R.

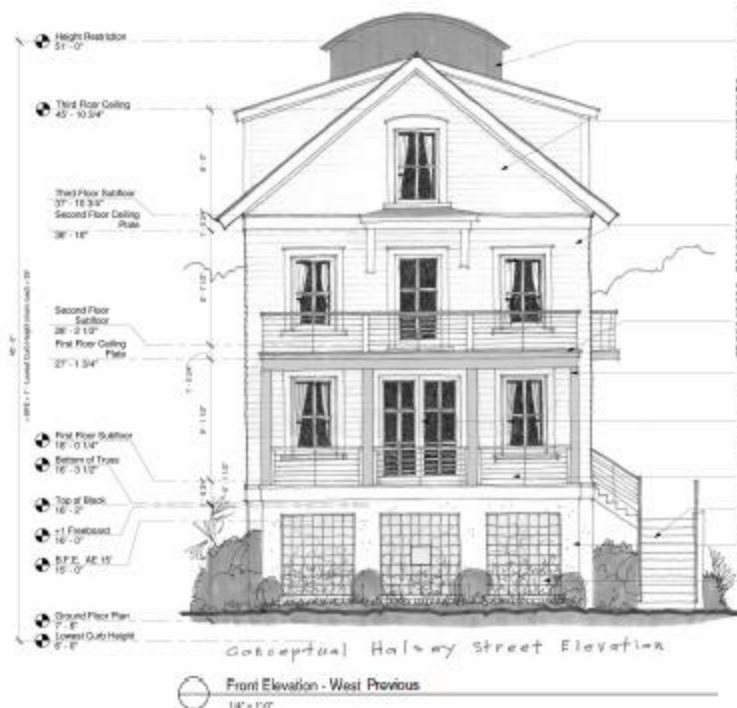


Lot 1 Halsøy Park
Cheriton, SE



A201
Previous

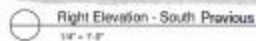
NAME: _____
 PROJECT NO.: _____
 DATE: JAN 14 1963



Medical Student Representative




[Rear Elevation - East Previous](#)



△△△△

CORPORATE

CONSTRUCTION ISSUES

BILL HUEY
ASSOCIATE

3627 Maybank Highway
Johns Island, South Carolina 29554
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Lot 1 Halsøy Park
Charleston, SC

SENI



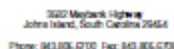
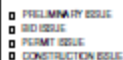
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5-65T:

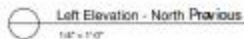
[A202](#)
[Previous](#)

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PERMISSION NO.: _____
CITY: _____

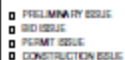
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Proposed
SECTION: 3100 - 1-07
PROJECT NO.: 10000
DATE: 07/01/10 7:20 AM





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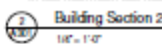
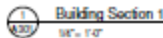
3620 Maybank Highway
Johns Island, South Carolina 29454
Phone: (843) 836-6700 Fax: (843) 836-6701

SEAL



A301

DATE: 11/16/2017
 PROJECT NO.: 100002
 DATE: 12/16/2016 7:06 AM

[illegible]

REVISIONS

DESIGNED BY: E.L.R.
 DRAWN BY: NV

PRELIMINARY ISSUE
 BID ISSUE
 PERMIT ISSUE
 CONSTRUCTION ISSUE

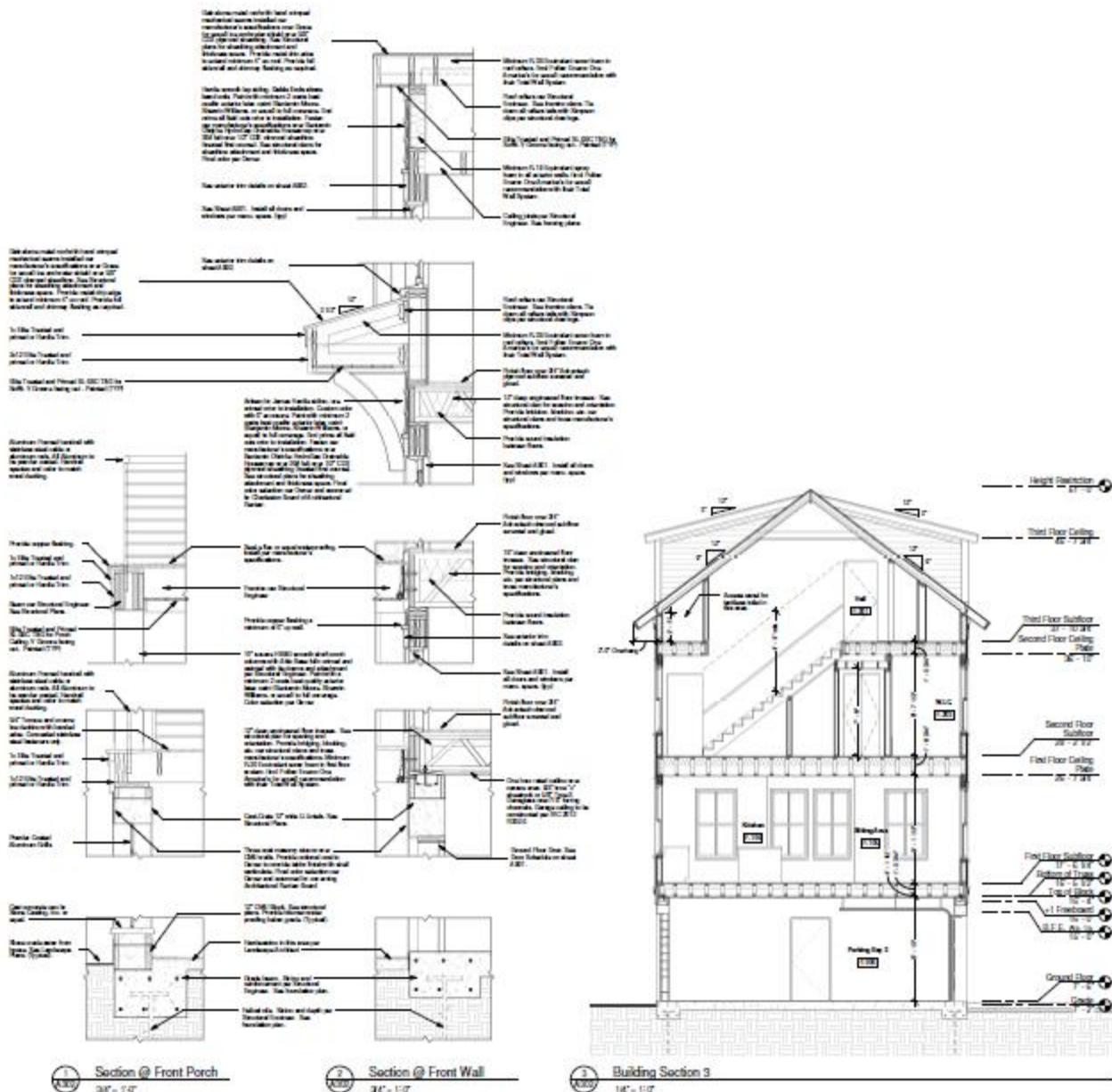
BILL HUEY
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 Johns Island, South Carolina 29554
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Lot 1 Halsay Park
 Charleston, SC



SHEET:
A302
 DATE: 01/15/2010
 BY: NV
 CHECKED BY: E.L.R.





References



continued on p. 14

CHICKS BY:

DEAN: NV.

2. FORCE MAJEURE POLICE:

0 **FULL-SCALE**

▶ PERMIT ISSUE

CONSTRUCTION POLICY

BILL HUEY
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Johns Island, South Carolina 29454
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Lot 1 Halsøy Park
Charleston, SC

ACCA



ACCA



QUEST-

A303

DATE:	11/11/11
TIME:	10:00
BY:	11/11/11

2013年12月10日 星期三 12:00:00

Door Schedule

Door Schedule									
Door Number	Door Type	Door Size	Thickness	Manufacturer	MetFin	Details		Description	Comments
						Head	Jamb		
0-001	D	2'0" x 7'0"	2" - 2 1/4"						
0-002	D	2'0" x 7'0"	2" - 2 1/4"					Hand	See Note B
0-003	D	2'0" x 7'0"	2" - 1 3/4"						
0-004	A	10' X 7'6"	Re-Bar					Garage Door	
0-005	D	2'0" x 7'0"	2" - 2 1/4"						
0-007	D	2'0" x 7'0"	2" - 1 3/4"						
0-008	D	2'0" x 7'0"	2" - 2 1/4"						
0-009	A	10' X 7'6"	Re-Bar					Garage Door	
0-010	L	20' 0" x 7'0"						Gate	
0-011	C	20' 0" x 7'0"						Gate	
0-012	D	2'0" x 7'0"	2" - 1 3/4"						
0-101	D	2'0" x 6'0"	2" - 2 1/4"	Millwork Architrave				Hand	
0-102	L	10' 0" x 6'0"	2" - 2 1/4"	Millwork Architrave					
0-103	H	2'0" x 6'0"	2" - 2 1/4"					Hand	
0-104	H	2'0" x 6'0"	2" - 1 3/4"	Millwork Architrave				Hand	
0-105	J	2'0" x 6'0"	2" - 1 3/4"						
0-106	J	2'0" x 6'0"	2" - 1 3/4"						
0-107	K	2'0" x 6'0"	2" - 1 3/4"						
0-108	K	2'0" x 6'0"	2" - 1 3/4"					Hand	See Note B
0-109	D	20' 0" x 6'0"	2" - 2 1/4"	Architrave					
0-201	J	2'0" x 6'0"	2" - 2 1/4"	Architrave				Hand	
0-202	D	10' 0" x 6'0"	2" - 2 1/4"	Architrave					
0-203	J	2'0" x 6'0"	2" - 2 1/4"	Architrave				Hand	
0-204	J	2'0" x 7'0"	2" - 1 3/4"						
0-205	K	20' 1" x 7'0"	2" - 1 3/4"						
0-206	L	2'0" x 7'0"	2" - 1 3/4"					Hooked Door	
0-207	K	20' 1" x 7'0"	2" - 1 3/4"						
0-208	J	2'0" x 7'0"	2" - 1 3/4"						
0-209	L	2'0" x 7'0"	2" - 1 3/4"					Hooked Door	
0-210	L	2'0" x 7'0"	2" - 1 3/4"					Hooked Door	
0-211	J	2'0" x 7'0"	2" - 2 1/4"	Architrave					
0-212	K	20' 1" x 6'0"	2" - 1 3/4"						
0-301	K	20' 2" x 6'0"	2" - 1 3/4"						
0-302	J	2'0" x 7'0"	2" - 1 3/4"						
0-303	J	2'0" x 7'0"	2" - 1 3/4"						
0-304	J	2'0" x 6'0"	2" - 1 3/4"						
0-305	L	2'0" x 6'0"	2" - 1 3/4"					Hooked Door	
0-306	L	2'0" x 6'0"	2" - 1 3/4"					Hooked Door	
0-307	J	2'0" x 6'0"	2" - 1 3/4"						
0-308	J	2'0" x 6'0"	2" - 1 3/4"						
0-309	J	2'0" x 6'0"	2" - 1 3/4"						
0-310	J	2'0" x 6'0"	2" - 1 3/4"						
0-311	J	2'0" x 6'0"	2" - 1 3/4"						
0-312	J	2'0" x 7'0"	2" - 1 3/4"						
0-313	J	2'0" x 7'0"	2" - 1 3/4"						
0-314	J	2'0" x 6'0"	2" - 1 3/4"						
0-315	M	2'0" x 6'0"	2" - 1 3/4"					Stock Screen	

Door Schedule Notes

1. *Links to other sites and resources that are the subject of or related to the course are included in FIC for class software and course materials.*
2. *Amount of online work and communication is well defined and available for students. Provides complete listing and location of all other work.*
3. *The fully developed course description is available at each campus site.*
4. *Class is available online 24/7, except for break days.*
5. *All work done throughout the course by the student's own qualifications and knowledge is 20% of total.*
6. *All student classes are fully 24/7.*
6. *All software and other items are to be available from 9am to 11pm, 7 days a week, 365 days a year. All work done by students is 20% of total.*



Door Legend
100 - 100

Window Schedule

No.	Window Type	Width	Height	Manufacturer	Model	Material	Finish	Overall		Head Height	Comments
								Head	Jamb		
W-101	A	3'-0"	3'-0"	Anderson						3'-0"	
W-102	A	3'-0"	3'-0"	Anderson						3'-0"	
W-103	A	3'-0"	3'-0"	Anderson						3'-0"	
W-104	D	3'-2"	3'-0"	Anderson						3'-0"	
W-105	D	3'-2"	3'-0"	Anderson						3'-0"	
W-106	A	3'-0"	3'-0"	Anderson						3'-0"	
W-107	A	2'-0"	2'-0"	Anderson						2'-0"	
W-108	A	3'-0"	3'-0"	Anderson						3'-0"	
W-109	C	3'-0"	3'-0"	Anderson						3'-0"	Fixed
W-110	A	3'-0"	3'-0"	Anderson						3'-0"	
W-111	A	3'-0"	3'-0"	Anderson						3'-0"	
W-112	D	3'-0"	3'-0"	Anderson						3'-0"	
W-113	D	3'-0"	3'-0"	Anderson						3'-0"	
W-114	A	3'-0"	3'-0"	Anderson						3'-0"	
W-115	A	3'-0"	3'-0"	Anderson						3'-0"	
W-201	D	3'-0"	3'-0"	Anderson						3'-0"	
W-202	D	3'-0"	3'-0"	Anderson						3'-0"	
W-203	D	3'-0"	3'-0"	Anderson						3'-0"	
W-204	D	3'-0"	3'-0"	Anderson						3'-0"	
W-205	D	3'-0"	3'-0"	Anderson						3'-0"	
W-206	D	3'-0"	3'-0"	Anderson						3'-0"	
W-207	D	3'-0"	3'-0"	Anderson						3'-0"	
W-208	D	3'-0"	3'-0"	Anderson						3'-0"	Fixed
W-209	C	3'-0"	3'-0"	Anderson						3'-0"	Fixed
W-210	D	3'-0"	3'-0"	Anderson						3'-0"	Fixed
W-211	D	3'-0"	3'-0"	Anderson						3'-0"	
W-212	D	3'-0"	3'-0"	Anderson						3'-0"	
W-213	D	3'-0"	3'-0"	Anderson						3'-0"	
W-214	D	3'-0"	3'-0"	Anderson						3'-0"	
W-215	D	3'-0"	3'-0"	Anderson						3'-0"	
W-301	F	3'-0"	3'-2"	Anderson						3'-0"	
W-302	H	3'-0"	3'-2"	Anderson						3'-0"	
W-303	F	3'-0"	3'-2"	Anderson						3'-0"	
W-304	H	3'-0"	3'-0"	Anderson						3'-0"	
W-305	F	3'-0"	3'-0"	Anderson						3'-0"	Upright
W-306	H	3'-0"	3'-0"	Anderson						3'-0"	
W-307	H	3'-0"	3'-0"	Anderson						3'-0"	
W-308	F	3'-0"	3'-0"	Anderson						3'-0"	Upright
W-309	H	3'-0"	3'-0"	Anderson						3'-0"	
W-310	F	3'-0"	3'-0"	Anderson						3'-0"	
W-311	J	2'-0"	2'-0"	Anderson						2'-0"	
W-312	J	3'-0"	3'-0"	Anderson						3'-0"	
W-313	J	3'-0"	3'-0"	Anderson						3'-0"	
W-314	J	3'-0"	3'-0"	Anderson						3'-0"	
W-315	J	3'-0"	3'-0"	Anderson						3'-0"	

Window Schedule Notes

- [illegible]



Window Legend

1000



DESIGNED BY: ILW
CHECKED BY: -
DATE: 05/05/01

- ☐ PRELIMINARY ISSUE:
- ☐ BID ISSUE:
- ☐ PERMIT ISSUE:
- ☐ CONSTRUCTION ISSUE:

BILL HUEY

2627 Maybank Highway
Johns Island, South Carolina 29454
Phone: (843) 836-6700 Fax: (843) 836-6701

Lot 1 Halsøy Park
Charleston, SC

FIGURE 1



SWEE

A801

DATE: 11/11/2011 11:07
 PROJECT NO.: 100000
 DATE: 11/11/2011 11:07 AM

Agenda Item 4:

267 Rutledge Avenue

Request preliminary approval for new construction of two new residences and associated hardscape.

(Cannon-Elliottborough) / Old City District-Lower



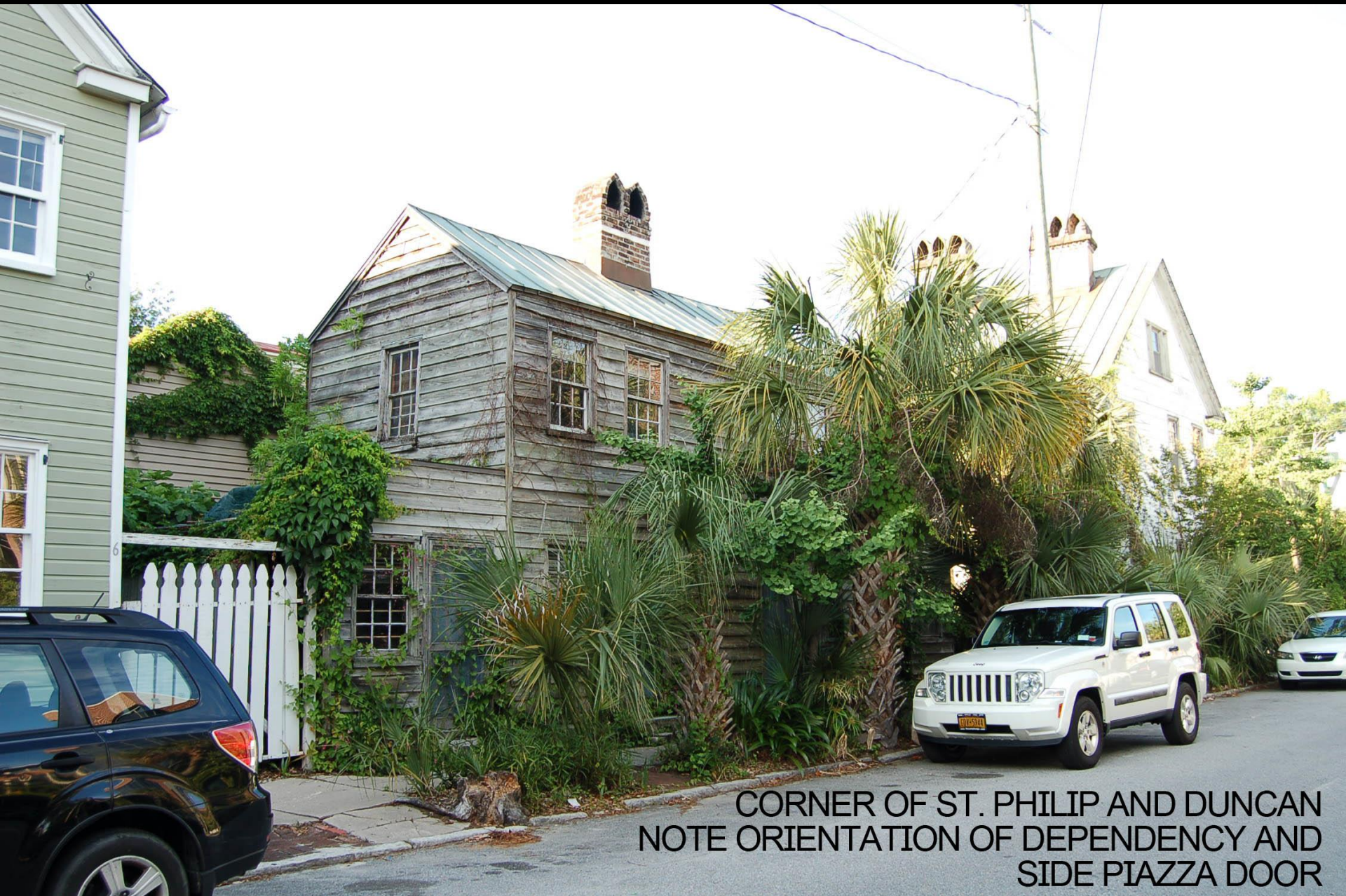
CORNER OF CROSSTOWN AND KENNEDY CT
NEWLY-BUILT HOUSE NEXT-DOOR TO SITE





CORNER OF RUTLEDGE AND BEE
NOTE ORIENTATION OF DEPENDENCY





CORNER OF ST. PHILIP AND DUNCAN
NOTE ORIENTATION OF DEPENDENCY AND
SIDE PIAZZA DOOR



CORNER OF MORRIS AND SMITH
NOTE SIDE PIAZZA DOOR





CORNER OF ST PHILIP AND CANNON
NOTE SIDE PIAZZA DOOR



ST PHILIP STREET, C OF C CAMPUS
NOTE SIDE PIAZZA DOOR



CORNER OF ASHLEY AND BOGARD
NOTE ONE-STORY BACK PORCH AND SIDE PIAZZA DOOR



CORNER OF ASHLEY AND BOGARD
NOTE PORCH ORIENTATION AND SIDE PIAZZA DOOR

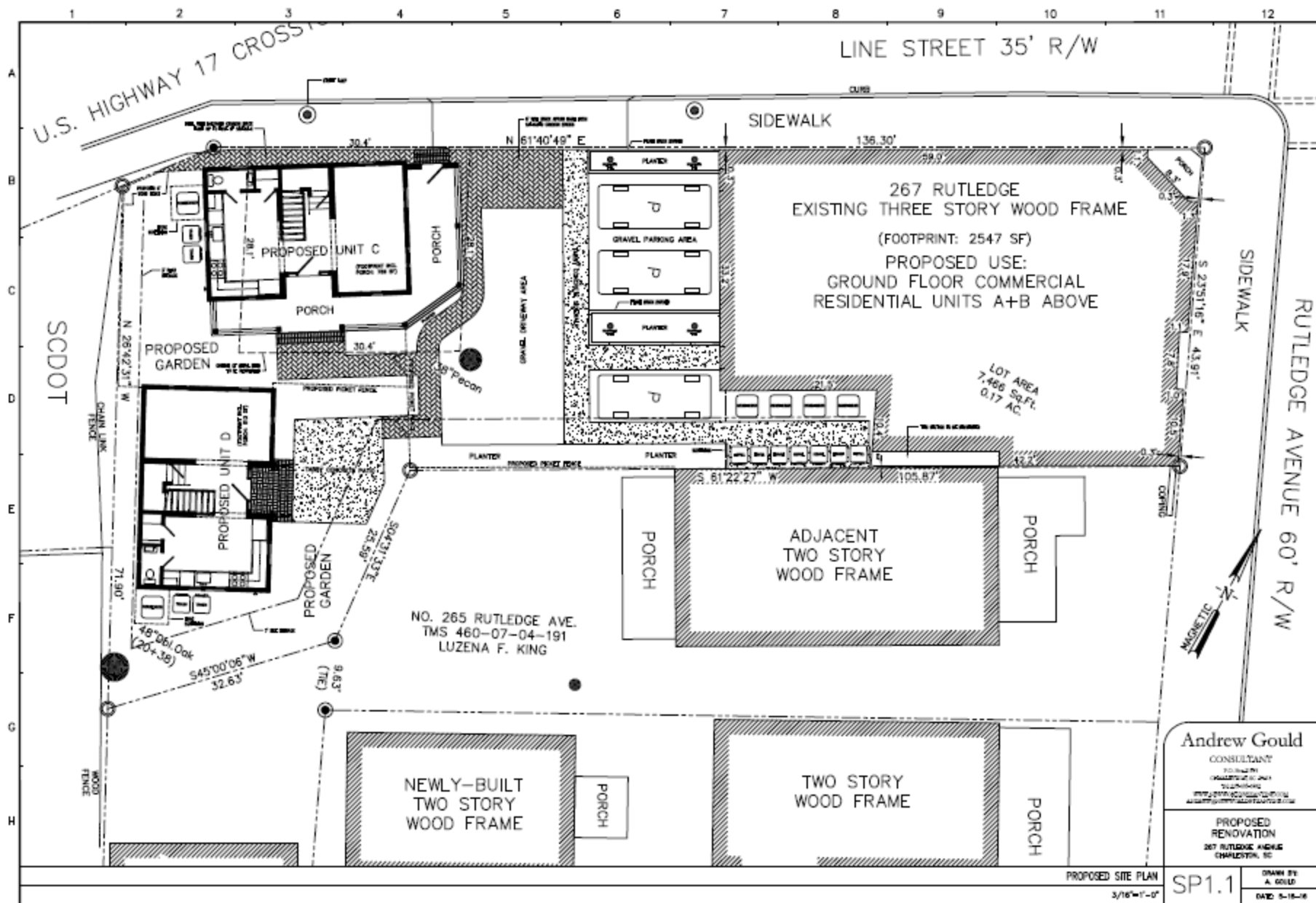


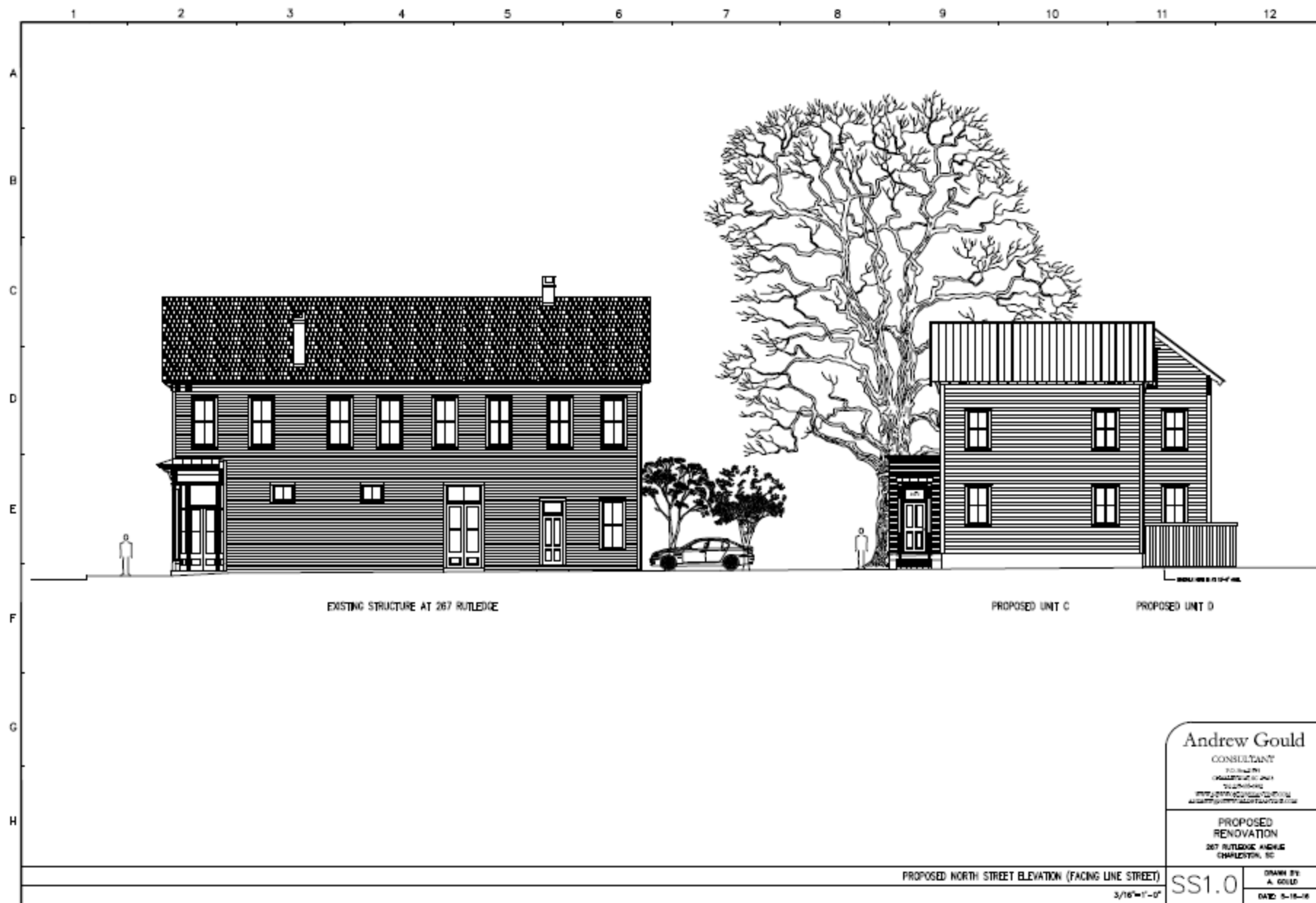


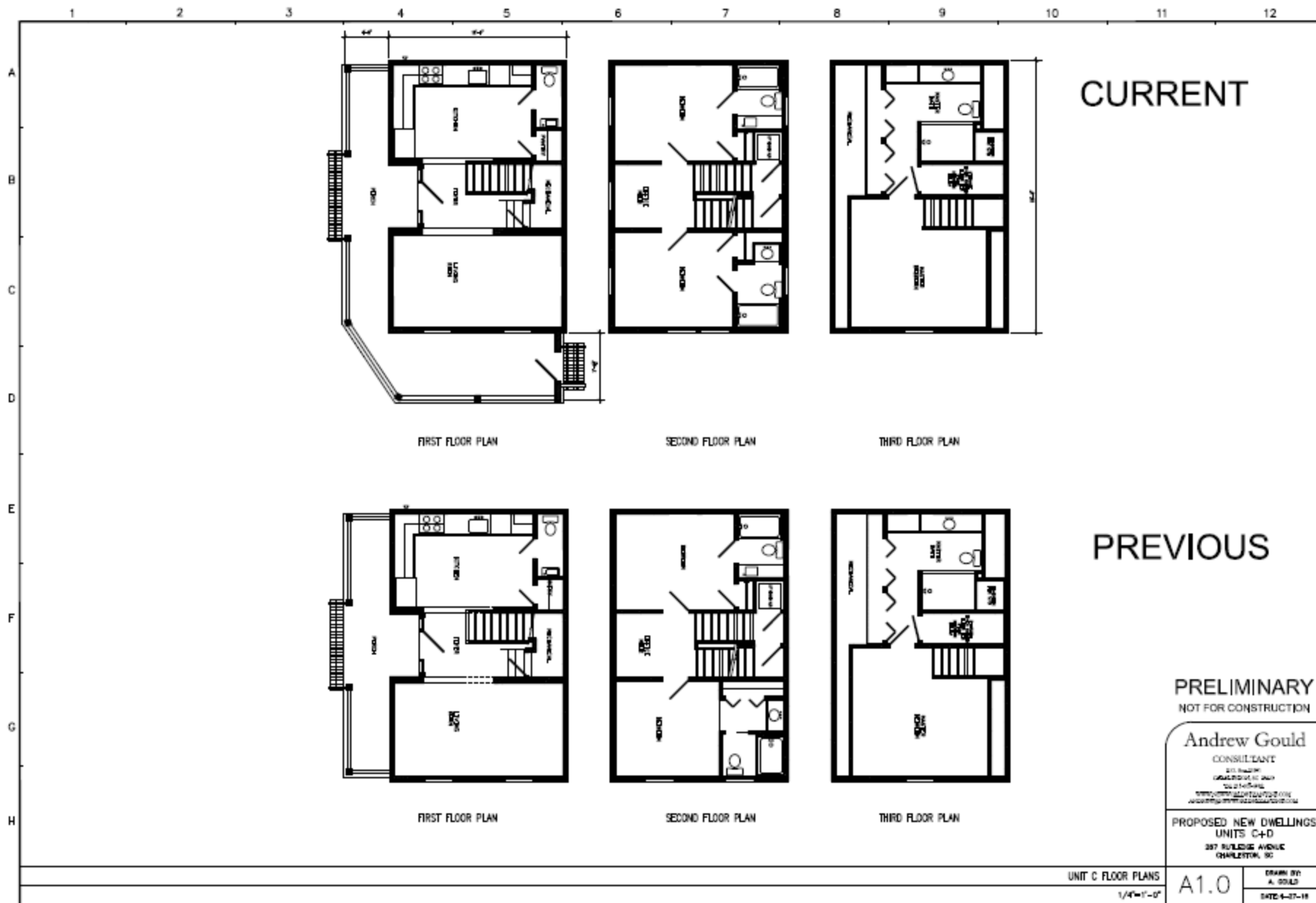


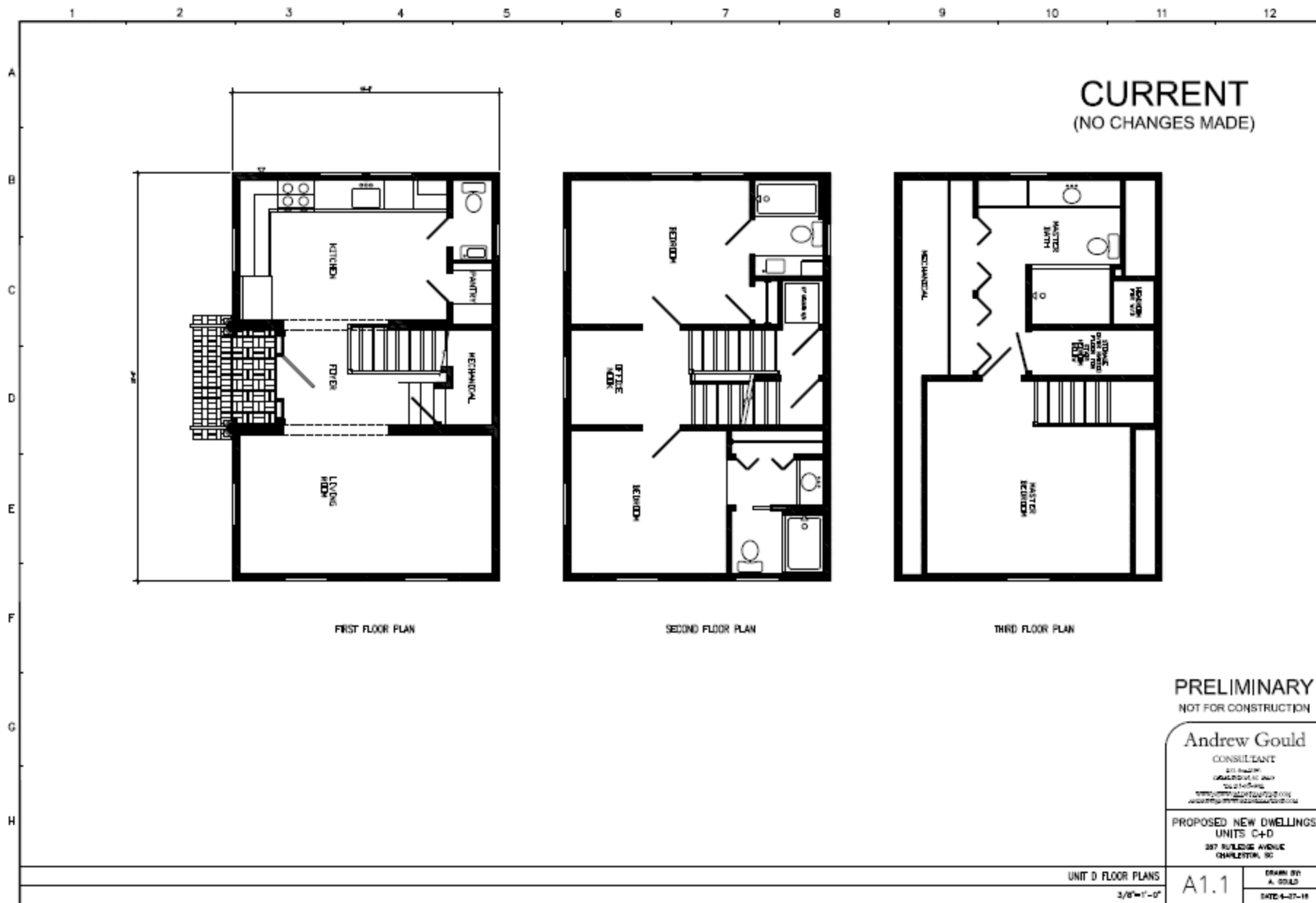












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EAST ELEVATION

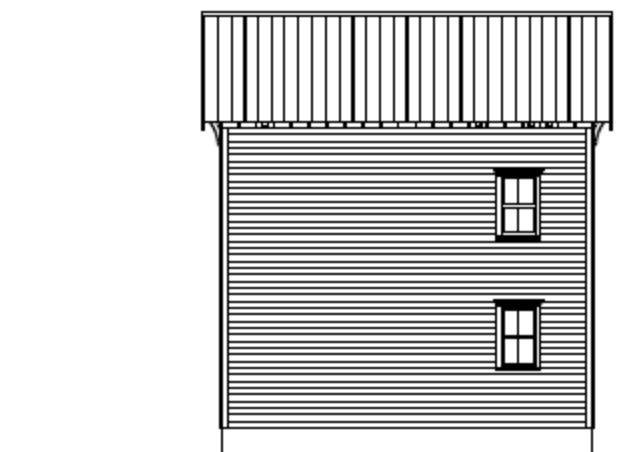


NORTH ELEVATION

CURRENT



EAST ELEVATION



NORTH ELEVATION

PREVIOUS

PRELIMINARY
NOT FOR CONSTRUCTION

Andrew Gould

CONSULTANT

2015 INDEPENDENT
ARCHITECTURAL FIRM
1000 1/2 N. 10TH ST.
CHARLOTTE, NC 28202
(704) 375-1111

PROPOSED NEW DWELLINGS
UNITS C+D
287 RUTLEDGE AVENUE
CHARLESTON, SC

UNIT C ELEVATIONS

BAR2.0

DRAWN BY
A. GOULD
DATE: 6-27-18

1/4" = 1' - 0"

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WEST ELEVATION



SOUTH ELEVATION

CURRENT



WEST ELEVATION



SOUTH ELEVATION

PREVIOUS

PRELIMINARY
NOT FOR CONSTRUCTION

Andrew Gould
CONSULTANT
2015 INDEPENDENT
CONSULTANT OF THE
SOUTH CAROLINA
ARCHITECTURAL BOARD
AND THE SOUTH CAROLINA
COUNCIL ON ARCHITECTURE

PROPOSED NEW DWELLINGS
UNITS C+D
287 RIVERSIDE AVENUE
CHARLESTON, SC

UNIT C ELEVATIONS
1/4"=1'-0"

BAR2.1
DRAWN BY
A. GOULD
DATE: 6-27-18



PRELIMINARY
NOT FOR CONSTRUCTION

Andrew Gould
CONSULTANT
2015 INDEPENDENT
CONSULTANT OF ARCHITECTS
1000 1/2 AVENUE
NORTH CHARLESTON, SC 29405
803.733.1111

PROPOSED NEW DWELLINGS
UNITS C-4-D
287 RIVINGTON AVENUE
CHARLESTON, SC

A2.0

DATE: 6-27-18



WEST ELEVATION
(UNIT C)

SOUTH ELEVATION
(UNIT C)

PRELIMINARY
NOT FOR CONSTRUCTION

Andrew Gould

CONSULTANT
2015 MASTER
CHARLESTON, SC 29401
TEL: 771-1111
WWW.ANGOULDCONSULTANTS.COM

PROPOSED NEW DWELLINGS
UNITS C+D
287 RIVERVIEW AVENUE
CHARLESTON, SC

ELEVATIONS
3/8"=1'-0"

A2.1

DRAWN BY
A. GOULD
DATE: 6-27-18





WEST ELEVATION
(UNIT D)

SOUTH ELEVATION
(UNIT D)

Andrew Gould

CONSULTANT

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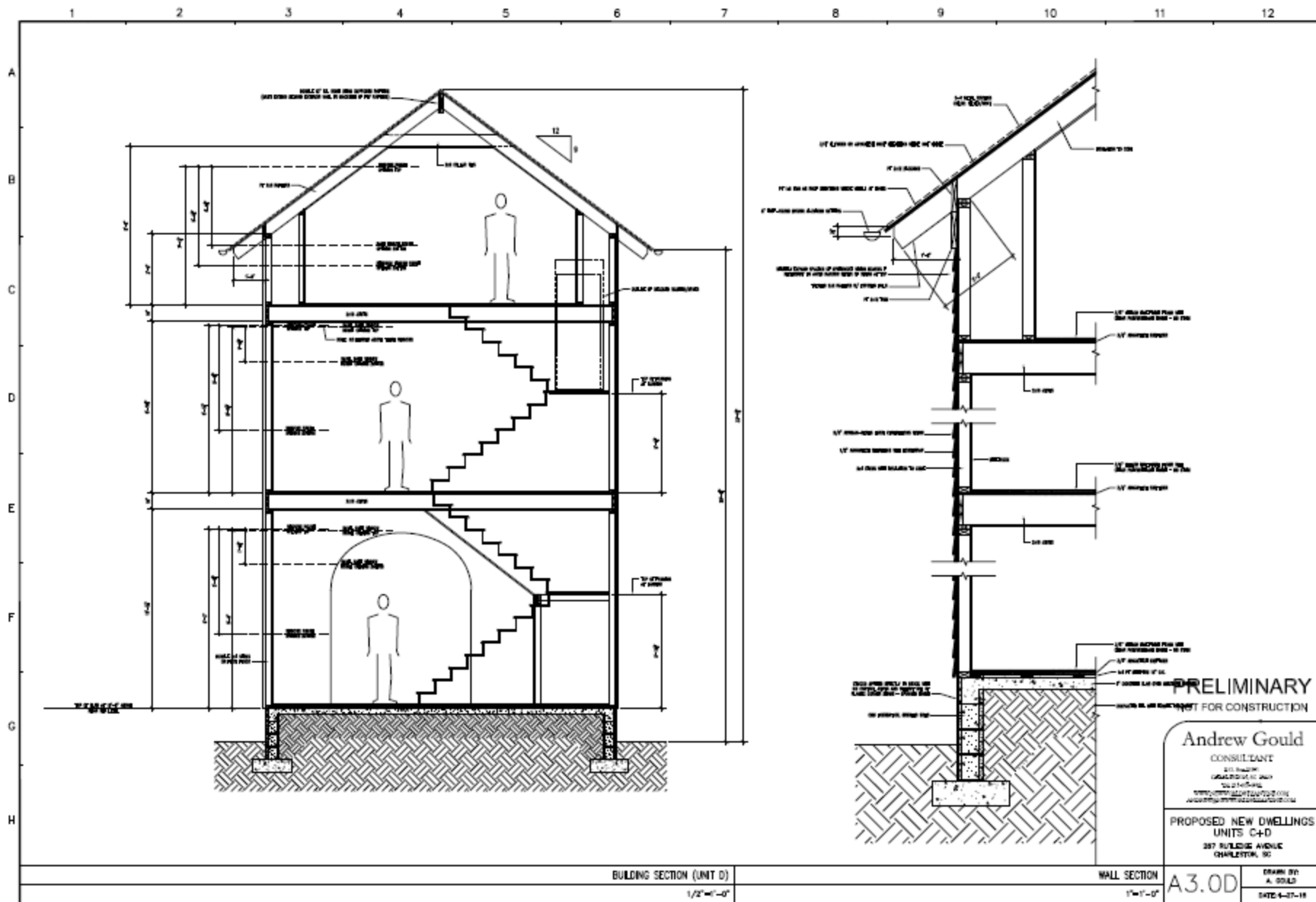
PROPOSED NEW DWELLINGS
UNITS C+D

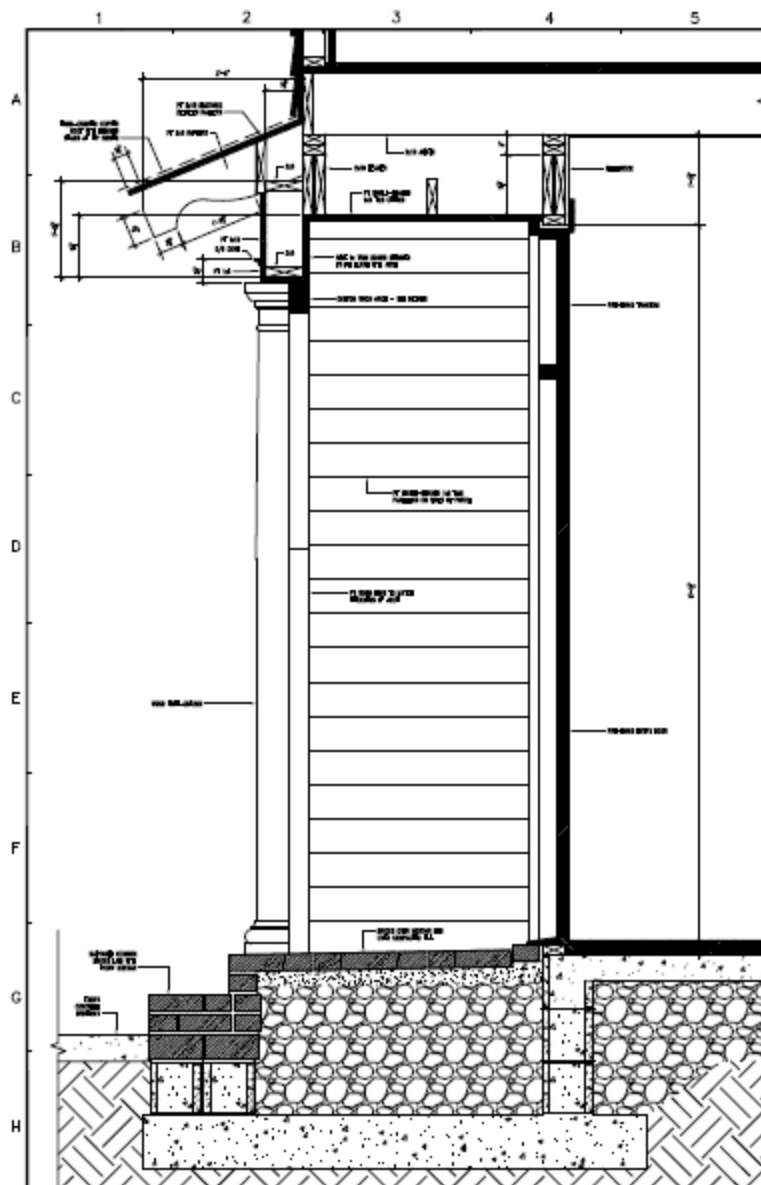
257 RUTLEDGE AVENUE
CHARLESTON, SC

ELEVATIONS
1/2"=1'-0"

A2.3

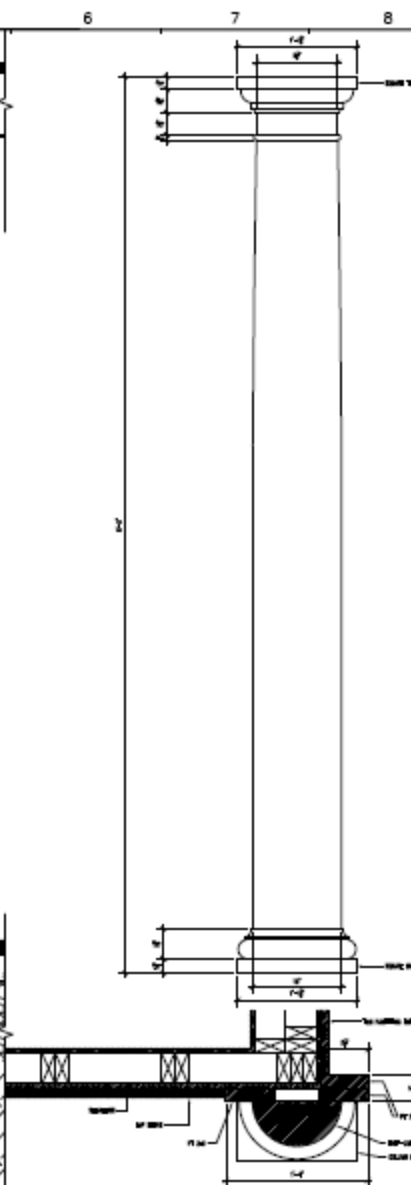
DATE 4-27-18





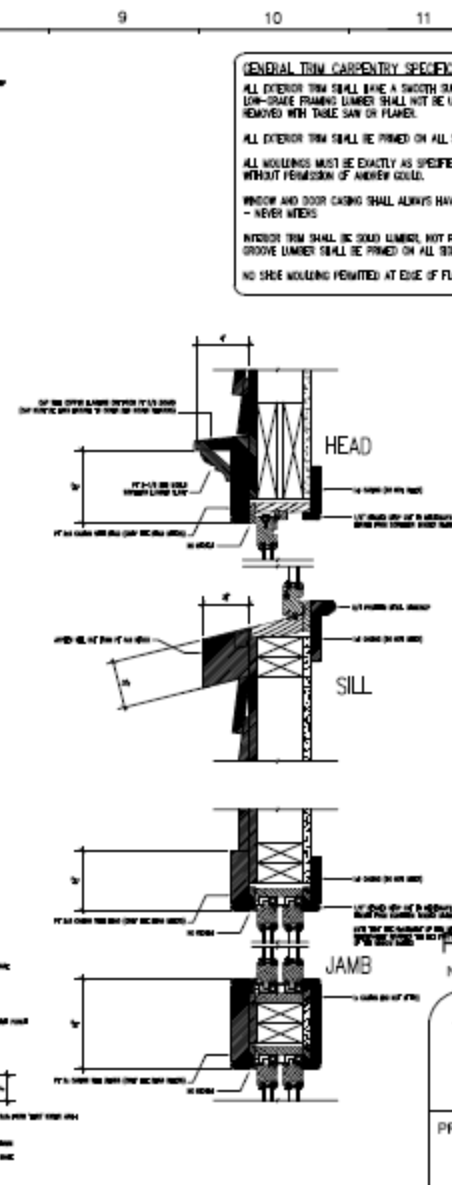
DETAILED SECTION THROUGH ENTRY PORCH (UNIT D)

1/2" = 1'-0"



PROFILE OF HALF-COLUMNS AND PLAN VIEW SHOWING INSTALLATION (UNIT D)

2" = 1'-0"



DETAILED SECTION THROUGH WINDOWS

3" = 1'-0"

GENERAL TRIM CARPENTRY SPECIFICATIONS:

ALL EXTERIOR TRIM SHALL HAVE A SMOOTH SURFACE AND SHARP EDGES. LOW-GRADE FRAMING LUMBER SHALL NOT BE USED. ROUNDED EDGES MUST BE REMOVED WITH TABLE SAW OR PLANER.

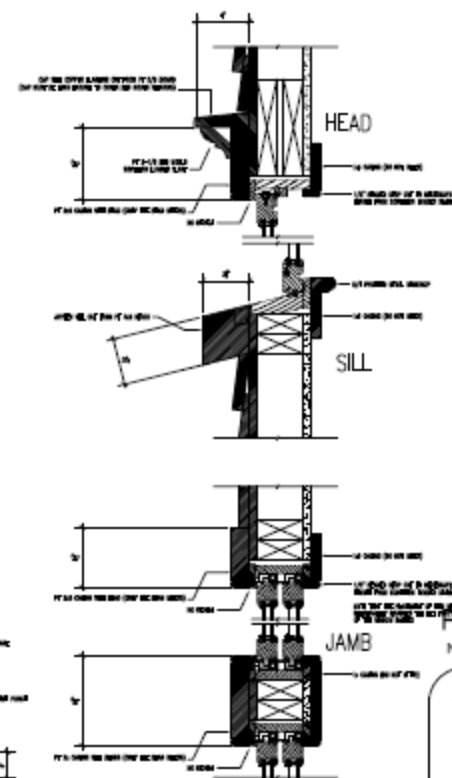
ALL EXTERIOR TRIM SHALL BE PRIMED ON ALL SIDES PRIOR TO INSTALL.

ALL MOLDINGS MUST BE EXACTLY AS SPECIFIED IN PLANS. NO SUBSTITUTIONS WITHOUT PERMISSION OF ANDREW GOULD.

WINDOW AND DOOR CASING SHALL ALWAYS HAVE SQUARE JOINTS AT CORNERS - NEVER MITERS.

INTERIOR TRIM SHALL BE SOLID LUMBER, NOT PLYWOOD JOINTED. TONGUE AND GROOVE LUMBER SHALL BE PRIMED ON ALL SIDES BEFORE INSTALL.

NO SHOE MOLDING PERMITTED AT EDGE OF FLOORING.



PRELIMINARY
NOT FOR CONSTRUCTION

Andrew Gould

CONSULTANT

2015 INARCH

CHARLESTON, SC 29405

TEL: 803.799.1111

WWW.ANGOULDARCHITECTS.COM

PROPOSED NEW DWELLINGS
UNITS C-4-D

287 RIVINGTON AVENUE

CHARLESTON, SC

A3.2

DRAWN BY
A. GOULD

DATE: 6-27-18

Agenda Item 5:

428-430 Meeting Street

Request preliminary approval for new construction of one-story addition for new restaurant.

Category 4- / (East Side) / c.1852-1872 / Old and Historic District



CRAFT DESIGN
STUDIO

CRAFT DESIGN STUDIO
1000 Meeting Street, Suite 100
Charleston, SC 29403
803.799.1234
www.craftdesignstudio.com

430 Meeting Street
Charleston, South Carolina

Preliminary Phase
Review
S.A.S. Presentation

PRELIMINARY
NOT FOR CONSTRUCTION
REVISIONS, REVISIONS, OR
CONSTRUCTION
Design Development
S.A.S.

DATE: May 14, 2014
BY: [Signature]
SCALE: 1"=40'

DATE: May 14, 2014
BY: [Signature]
SCALE: 1"=40'

DATE: May 14, 2014
BY: [Signature]
SCALE: 1"=40'

DATE: May 14, 2014
BY: [Signature]
SCALE: 1"=40'

Site Context - 430 & 428 Meeting Street

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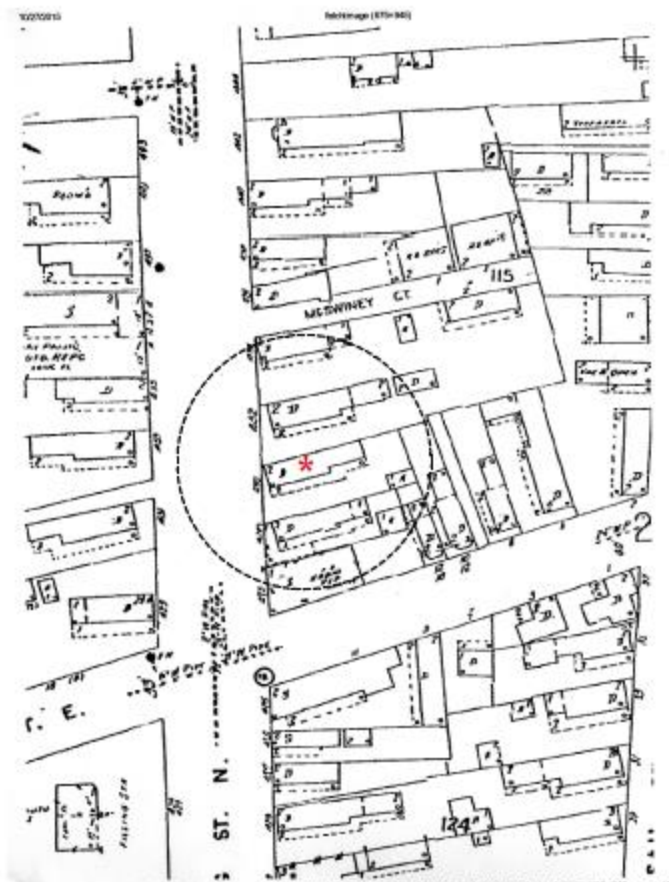
Drie's Bird's Eye View - 1872

SITE NAME: 430 Meeting Street
 SITE NUMBER: 4-430-0-1134
 RECORDED AT: Deane Brown Radford Architects, Washington, D.C.
 DATE: 2/16/93
 VOLUME: 421
 SHEET: 1134 OF 1135 (1134)



S.C. DEPARTMENT OF ARCHIVES AND HISTORY
 LOCATION: Charleston
 COUNTY: Charleston
 RECORD: 9-4-0
 CITY: Charleston
 DATE OF CONSTRUCTION: 1850-1870
 ADDRESS/LOT SIZE: 31'x60'
 STYLE: single house
 TERMS: endowment
 PUBLIC ACCESS: restricted/unrestricted
 DESCRIPTION: 2-p, frame single hse., 2.5 bays; gable roof; weatherboard clad; box cornice w/ painted returns; 4/4 windows; 2-b. porch w/ frame support, Tuscan col's., turned balustrade; 3-b., 3 room plan rear wing + 2-b. shed roofed rear add.; 2 latrine chimneys. Center-passage plan. Porch widened to allow for 2 separate planes across front 8 lot. 2-b. together w/ partitioned external stair & reconfigured porch. OUTBUILDING: none
 RELATIONSHIP TO SURROUNDINGS: Deane; largely residential
 HISTORICAL SIGNIFICANCE: appears on 1873 Deane's Bird's Eye View, not on 1883 Sanborn & Allen Map
 POTENTIAL: NUL NO NHD DATA LISTED: NUL NO NHD DATA S.E. MAPS PROGRAM
 OWNER/ADDRESS: Deane Bell House
 PRESENT USE: residence
 CONDITION: good
 VULNERABILITY: frame
 RELEVANT DATA:
 INFORMATION/ADDRESS:
 RECORDED AT: Deane Brown Radford Architects, Wash. D.C. DATE: 2/16/93 INITIALS: DR
 PREPARED: DR
 PHOTO: DATE: 2/16/93 (1134)

1985



Sanborn - 1884

CRAFT DESIGN
 STUDIO

1134 MEETING STREET
 CHARLESTON, SOUTH CAROLINA
 29401-1134

430 Meeting Street
 Charleston, South Carolina

Preliminary Phase
 B.A.S. Presentation

PRELIMINARY
 NOT FOR REALIZATION
 ARCHITECTURAL, HISTORICAL, OR
 CONSTRUCTION
 DATA OR INFORMATION
 IS NOT TO BE USED FOR ANY OTHER PURPOSE

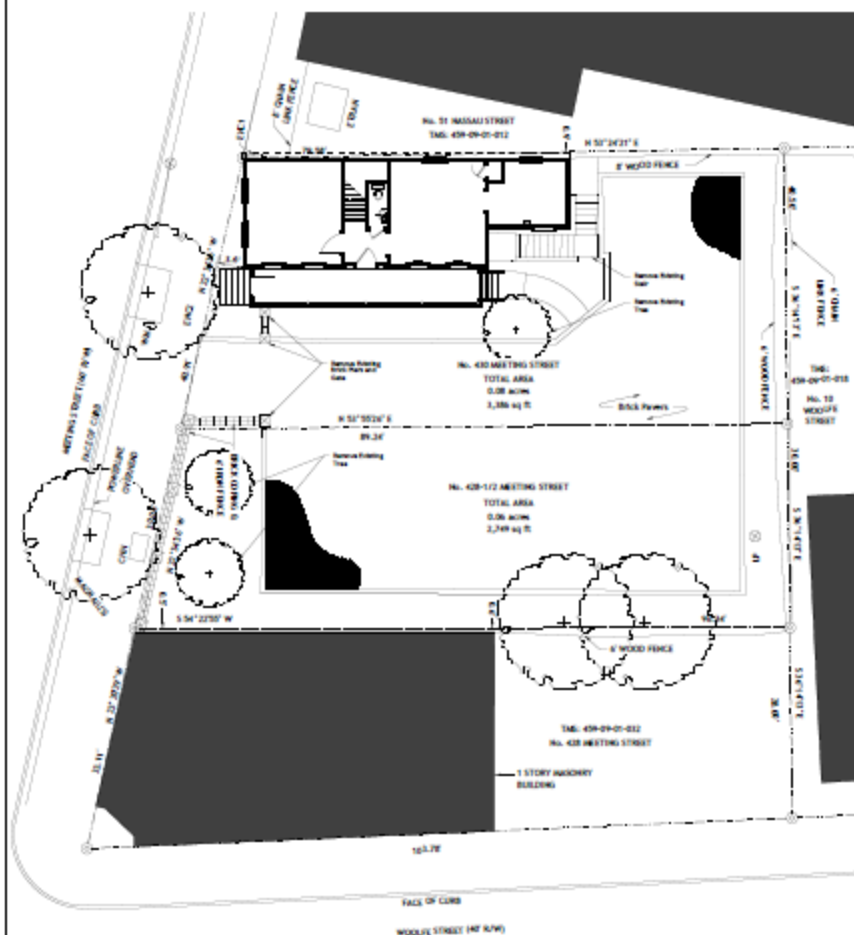
May 14, 2014

1134

Site Context - 430 & 428 Meeting Street

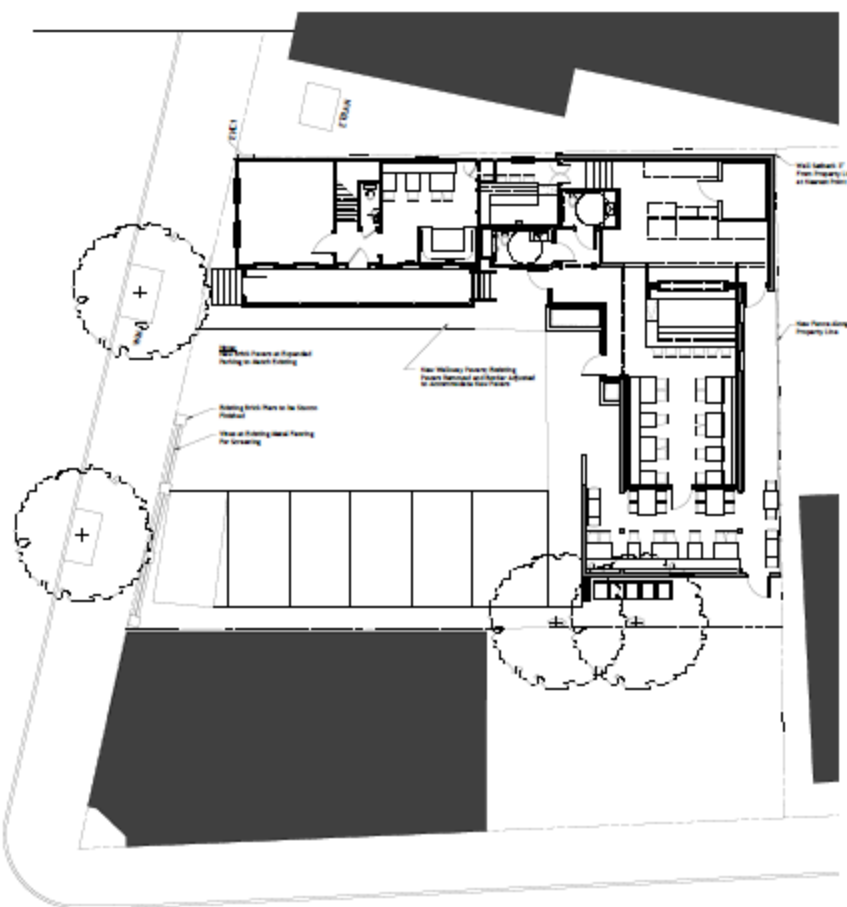
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Existing Site Plan

2



Proposed Plan

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CRAFT DESIGN
STUDIO

CRAFT DESIGN STUDIO, LLC
10000 WOODVILLE STREET, SUITE 100
CHARLESTON, SOUTH CAROLINA 29405
(843) 799-1111
www.craftdesignstudio.com

430 Meeting Street
Charleston, South Carolina

Preliminary Phase
Boundary
S.A.S. Presentation

PRELIMINARY
NOT FOR REGULATION
APPROVAL, REJECTING, OR
CONSTRUCTION
DATE: 05/14/2018

PROJECT: 430 MEETING STREET
OWNER: CRAFT DESIGN STUDIO, LLC
DESIGNER: CRAFT DESIGN STUDIO, LLC
DATE: 05/14/2018
SCALE: 1/8" = 1'-0"

DATE: May 14, 2018

BY: [Signature]

SCALE: 1/8" = 1'-0"

DATE: May 14, 2018

BY: [Signature]

SCALE: 1/8" = 1'-0"

DATE: May 14, 2018

BY: [Signature]

SCALE: 1/8" = 1'-0"

DATE: May 14, 2018



Street Elevation - Meeting Street Looking East 3



CRAFT DESIGN
STUDIO

430 MEETING STREET
CHARLESTON, SOUTH CAROLINA
29401-1000
TEL: 843.733.1111
WWW.CRAFTDESIGNSTUDIO.COM

430 Meeting Street
Charleston, South Carolina

Meeting Street Context Images 2



Enlarged Street Elevation - Meeting Street Looking East 1

Preliminary Phase
Review
S.A.S. Presentation

PRELIMINARY
NOT FOR RESOLUTION
APPROVAL, PERMITTING OR
CONSTRUCTION
Design Development
S.A.S.

DESIGN: ALL RIGHTS RESERVED. THIS
DRAWING IS THE PROPERTY OF CRAFT
DESIGN STUDIO. IT IS TO BE USED ONLY
FOR THE PROJECT AND SITE SPECIFIC
AND NOT BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY
ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM.

DATE: May 14, 2014

BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: 4



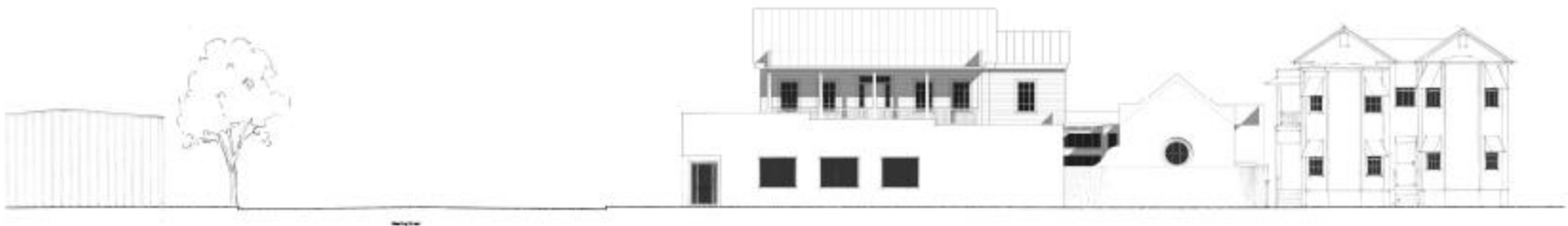
Street Elevation - Woolfe Street Looking North

3



Woolfe Street Context Images

2



Enlarged Street Elevation - Woolfe Street Looking North

1

CRAFT DESIGN
STUDIO

CRAFT DESIGN STUDIO, LLC
1000 1/2 STREET, SUITE 100
CHARLESTON, SOUTH CAROLINA 29401
TEL: 843.733.1111
WWW.CRAFTDESIGNSTUDIO.COM

430 Meeting Street
Charleston, South Carolina

Preliminary Photo
Review
S.A.S. Presentation

PRELIMINARY
NOT FOR RESOLUTION
APPROVAL, PERMITTING, OR
CONSTRUCTION
Design Development
S.A.S. 1/18

DATE: May 14, 2014
BY: [Signature]

SCALE: 1/8" = 1'-0"

5



CRAFT DESIGN STUDIO

1000 S. 1st St.
Charleston, SC 29401
843.525.1111
www.craftdesignstudio.com

430 Meeting Street
Charleston, South Carolina

Preliminary Phase
Review
S.A.S. Presentation

PRELIMINARY
NOT FOR REGULATION
ARCHITECT, ENGINEERING, OR
CONSTRUCTION
Design Development
S.A.S. 10

DATE: May 14, 2014
BY: [Signature]
FOR: [Signature]

SCALE: 1/8" = 1'-0"

DATE: May 14, 2014

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Context Images



CRAFT DESIGN
STUDIO

CRAFT DESIGN STUDIO, LLC
1000 1/2 STREET, SUITE 100
CHARLESTON, SOUTH CAROLINA 29401
(843) 799-1111
www.craftdesignstudio.com

430 Meeting Street
Charleston, South Carolina

Preliminary Phase
Review
S.A.S. Presentation

PRELIMINARY
NOT FOR RESOLUTION
APPROVAL, PERMITTING OR
CONSTRUCTION
Design Development
S.A.S. 1/16

DATE: May 14, 2014

BY: [Signature]

SCALE: 1/8" = 1'-0"

DATE: May 14, 2014

BY: [Signature]

SCALE: 1/8" = 1'-0"

DATE: May 14, 2014

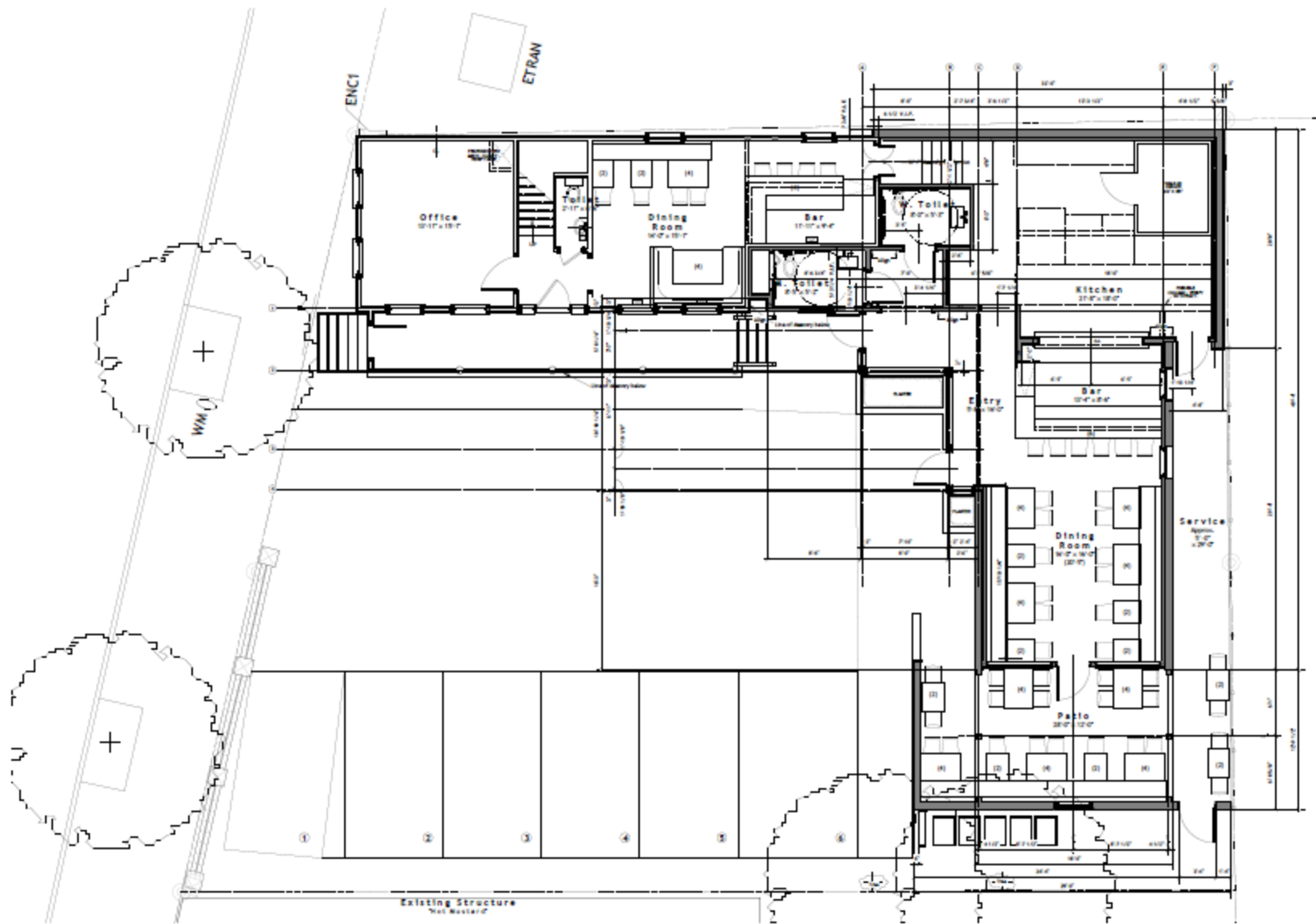
BY: [Signature]

SCALE: 1/8" = 1'-0"

Context Images

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CRAFT DESIGN
STUDIO

CHARLESTON, SC
430 MEETING STREET
CHARLESTON, SC 29403
TEL: 843.525.1234
WWW.CRAFTDESIGNSTUDIO.COM

430 Meeting Street
Charleston, South Carolina

Preliminary Phase
Review
R.A.S. Presentation

PRELIMINARY
NOT FOR CONSTRUCTION
ARCHITECT, INTERIOR, OR
CONSTRUCTION
DATE: 05/14/2014

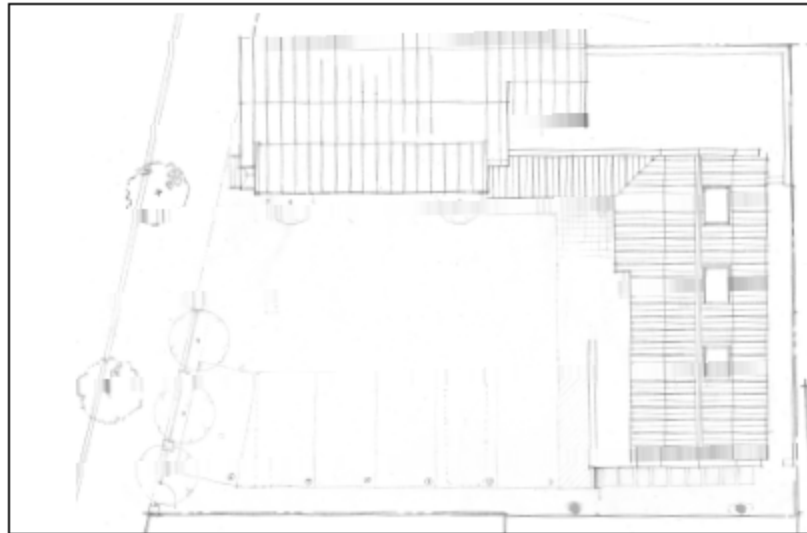
DATE: May 14, 2014

SCALE: 1/8" = 1'-0"

1

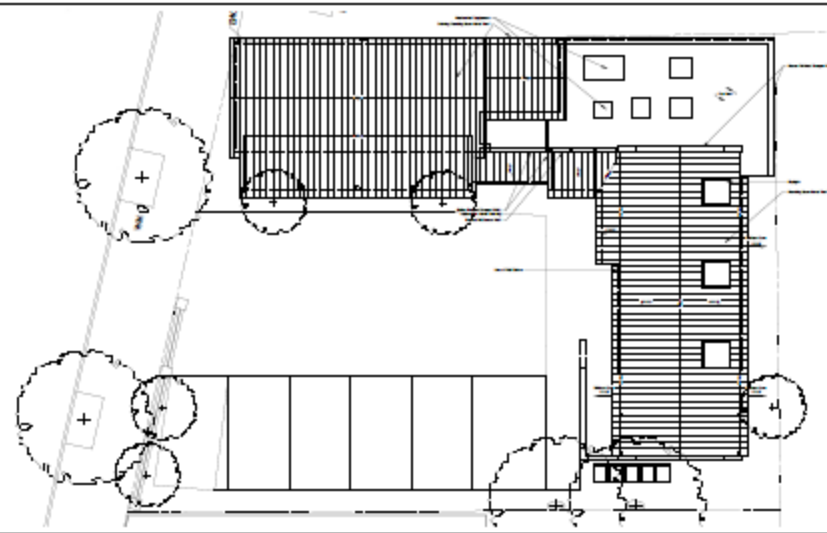
Main Level Plan

8



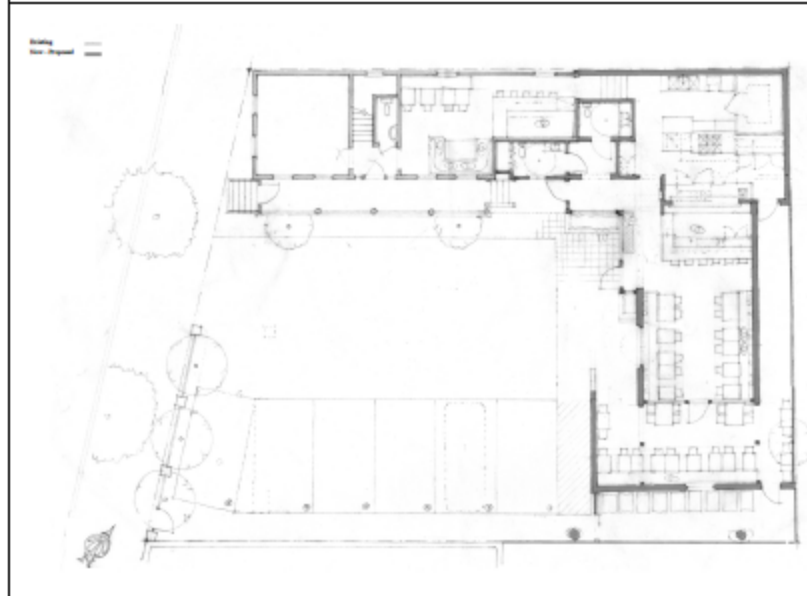
Roof Plan - Previous (Conceptual)

3



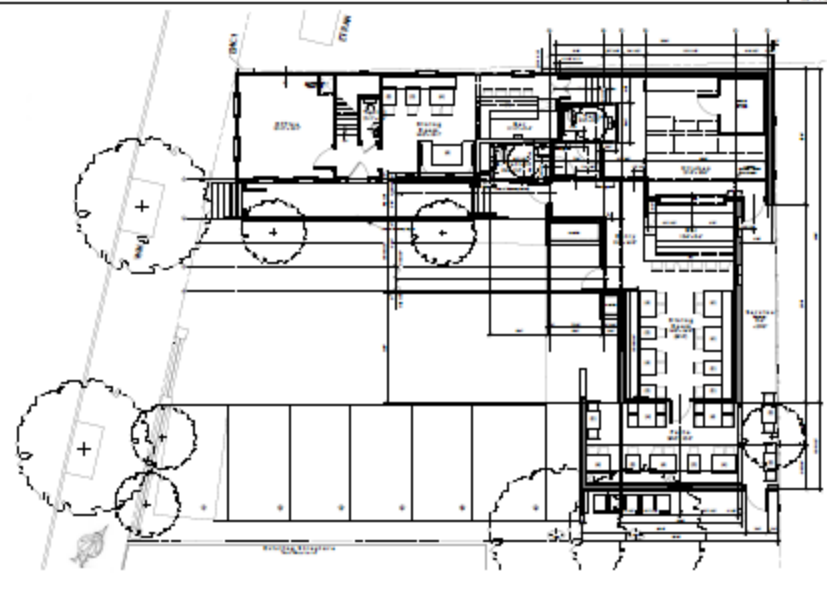
Roof Plan - Proposed (Preliminary)

4



Floorplan - Previous (Conceptual)

1



Floorplan - Proposed (Preliminary)

2

CRAFT DESIGN
STUDIO

ARCHITECTURAL AND
INTERIOR DESIGN
SERVICES
1000 11th Street, Suite 100
Charleston, SC 29401
843.733.1111

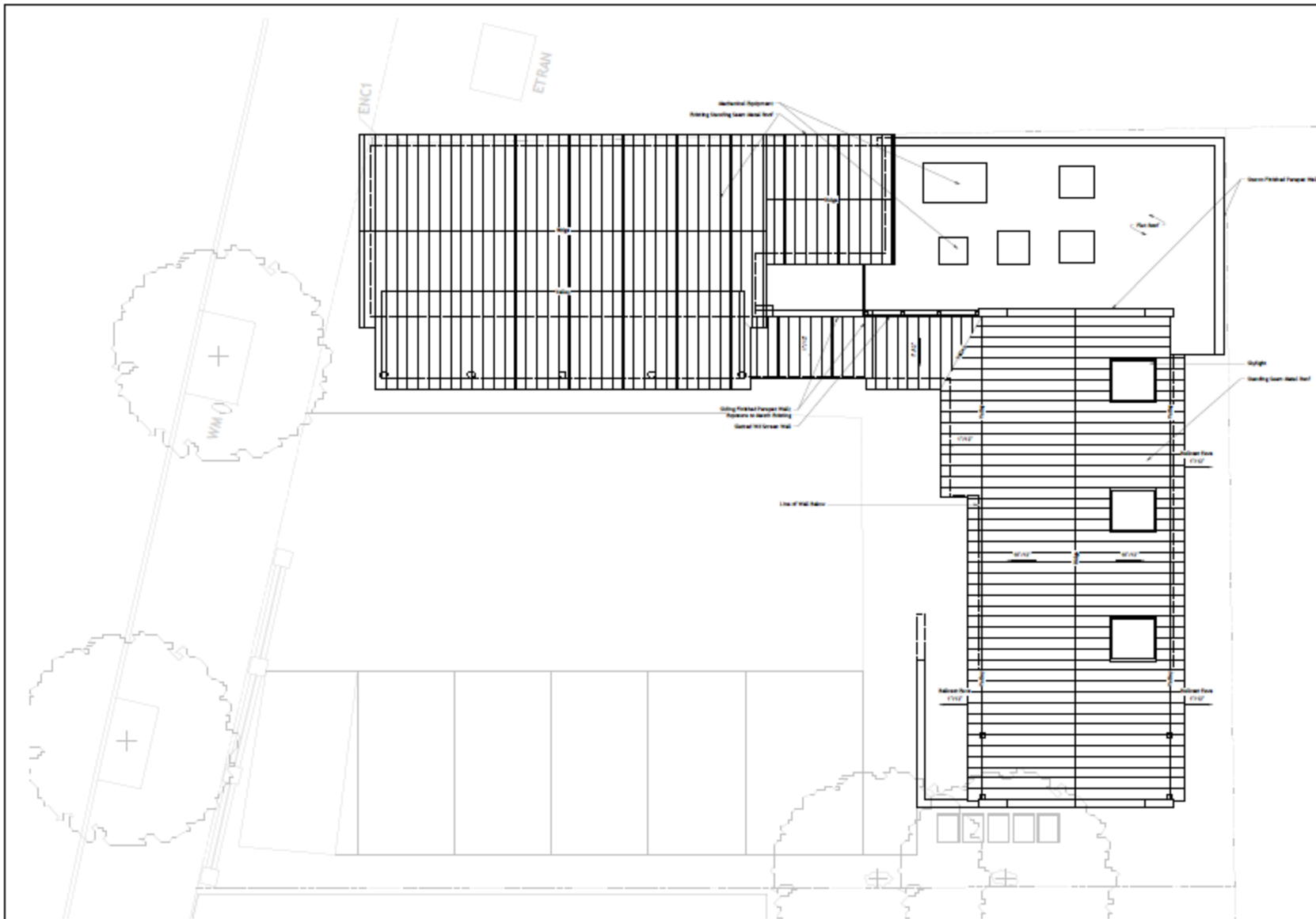
430 Meeting Street
Charleston, South Carolina

Preliminary Phase
Review
S.A.S. Presentation

PRELIMINARY
NOT FOR PERMITTING
APPROVAL, PROJECTING OR
CONSTRUCTION
Scale: As Shown
Date: 5/18/18

PROJECT: 430 MEETING STREET
REVISION: 01
DATE: May 18, 2018
BY: SA
CHECKED: SA
DESIGNED: SA
DRAWN: SA

8b





West Elevation - Previous (Conceptual) 3



West Elevation - Proposed (Preliminary) 4



South Elevation - Previous (Conceptual) 1



South Elevation - Proposed (Preliminary) 2

CRAFT DESIGN
STUDIO

ARCHITECTURAL, INTERIOR, AND EXTERIOR DESIGN
LANDSCAPE ARCHITECTURE
PLANNING
SUSTAINABLE DESIGN
HISTORIC PRESERVATION

430 Meeting Street
Charleston, South Carolina

Preliminary Photo
Review
S.D.A. Presentation

PRELIMINARY
NOT FOR CONSTRUCTION
APPROVAL, REVISIONS, OR
CONSTRUCTION
Design Development
5.18.18

PROJECT: 430 MEETING STREET
REVISIONS TO PRELIMINARY
DESIGN DEVELOPMENT
DATE: May 18, 2018
BY: SD

DATE: May 18, 2018
BY: SD

9b



South Elevation/Section - Previous (Conceptual)

1



South Elevation/Section - Proposed (Preliminary)

2

CRAFT DESIGN
STUDIO

ARCHITECTS, PLANNERS, AND
INTERIOR DESIGNERS
1000 S. MOUNTAIN VIEW
CHARLOTTE, NC 28203
704.333.1111
WWW.CRAFTDESIGNSTUDIO.COM

430 Meeting Street
Charleston, South Carolina

Preliminary Photo
Review
S.D.S. Presentation

PRELIMINARY
NOT FOR FINAL USE
APPROVAL, REVISIONS, OR
CONSTRUCTION
Design Development
5.18.18

PROJECT: 430 MEETING STREET
REVISIONS TO BE MADE BY THE
ARCHITECT/DESIGNER/OWNER
DATE: MAY 18, 2018
BY: SD

DATE: MAY 18, 2018
BY: SD

DATE: MAY 18, 2018
BY: SD

DATE: MAY 18, 2018
BY: SD

DATE: MAY 18, 2018
BY: SD

DATE: MAY 18, 2018
BY: SD



South Elevation 2



South Elevation / Section 1

CRAFT DESIGN
STUDIO

CRAFT DESIGN STUDIO, LLC
1000 PINEAPPLE STREET, SUITE 100
CHARLESTON, SOUTH CAROLINA 29403
(843) 723-1111
www.craftdesignstudio.com

430 Meeting Street
Charleston, South Carolina

Preliminary Phase
R.A.S. Presentation

PRELIMINARY
NOT FOR REGULATION
ARCHITECT, ENGINEER, OR
CONSULTANT
DATE: 01.16.18

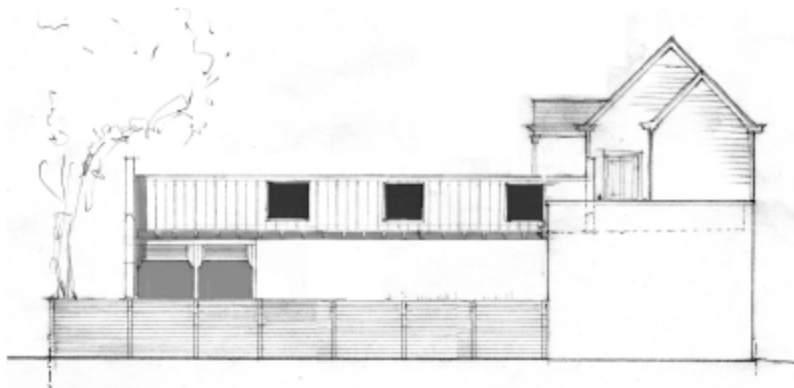
PROJECT: 430 MEETING STREET
1000 PINEAPPLE STREET, SUITE 100
CHARLESTON, SOUTH CAROLINA 29403
OWNER: CRAFT DESIGN STUDIO, LLC
DATE: 01.16.18

DATE: May 16, 2018

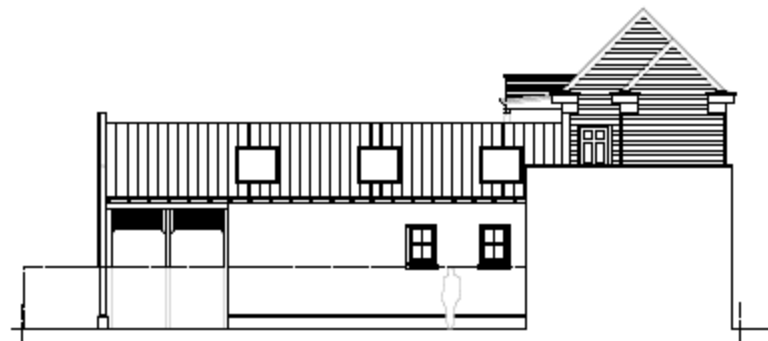
BY: [Signature]

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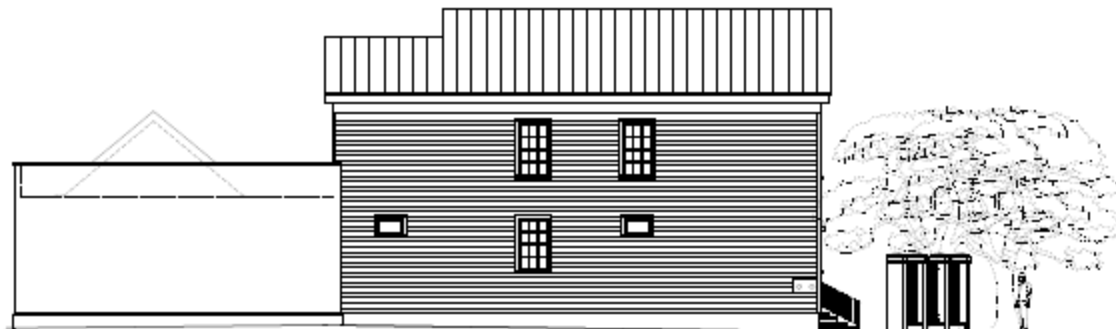
11



East Elevation - Previous (Conceptual) 3



East Elevation - Proposed (Preliminary) 4



North Elevation - Proposed (Preliminary) 1

CRAFT DESIGN
STUDIO

ARCHITECTS
1000 MARKET STREET, SUITE 200
CHARLESTON, SOUTH CAROLINA 29403
TEL: 843.799.1111
WWW.CRAFTDESIGNSTUDIO.COM

430 Meeting Street
Charleston, South Carolina

Preliminary Photo
Review
S.A.A. Presentation

PRELIMINARY
NOT FOR PERMITTING
APPROVAL, PERMITTING, OR
CONSTRUCTION
Design Development
5.16.18

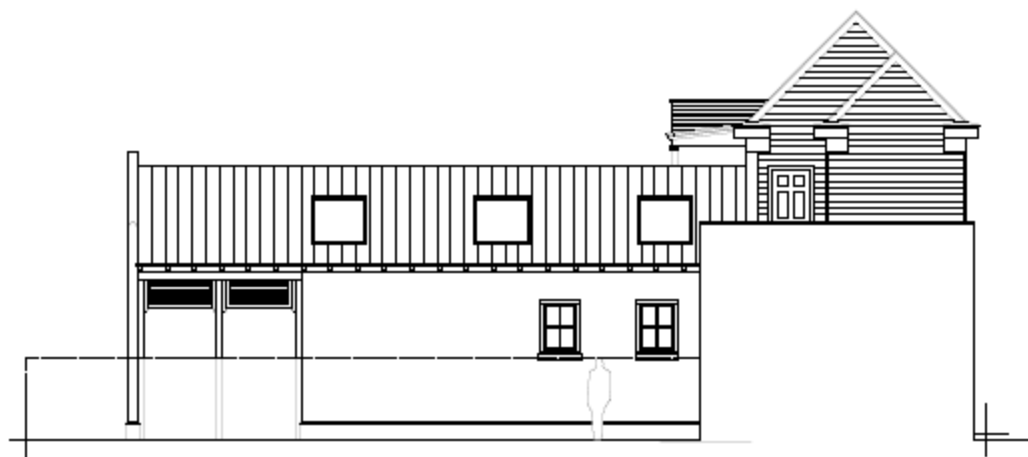
PROJECT: 430 MEETING STREET
REVISIONS TO PERMIT SET
DATE: 5.16.18
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS

DATE: May 16, 2018

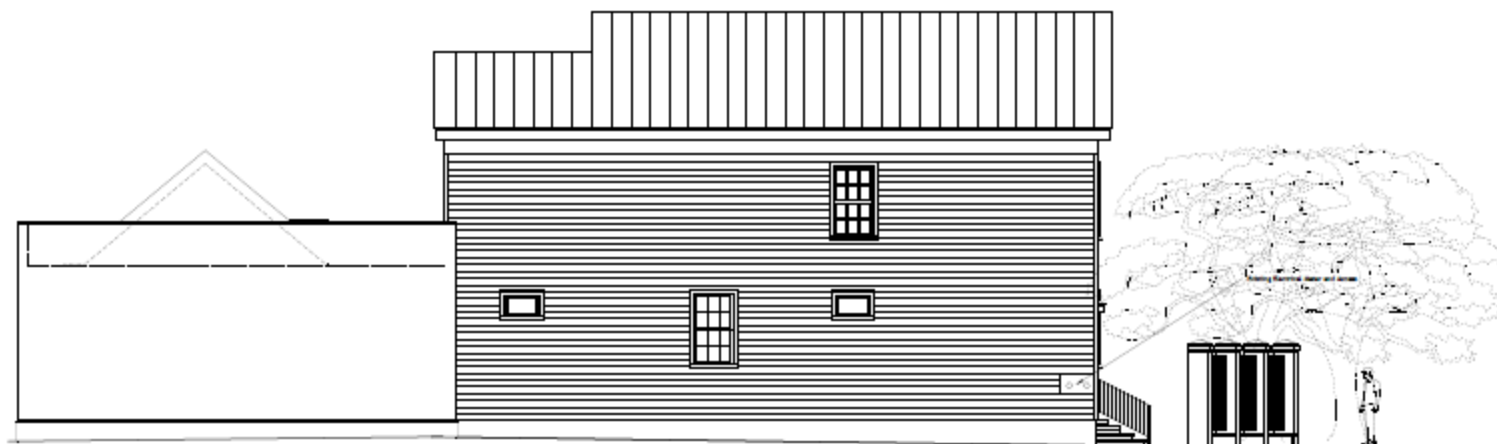
BY: JH

SCALE: 1/8" = 1'-0"

11b



South Elevation 2



South Elevation / Section 1

CRAFT DESIGN
STUDIO

CRAFT DESIGN STUDIO, LLC
ARCHITECTS
430 MEETING STREET, SUITE 200
CHARLESTON, SOUTH CAROLINA 29403
(843) 723-1111
www.craftdesignstudio.com

430 Meeting Street
Charleston, South Carolina

Preliminary Phase
Review
S.A.S. Presentation

PRELIMINARY
NOT FOR REGULATION
ARCHITECT, ENGINEER, OR
CONSULTANT
DATE: 5/16/18

PROJECT: 430 MEETING STREET
S.A.S. PRESENTATION
DATE: 5/16/18
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
DATE: 5/16/18

DATE: May 16, 2018

BY: JH

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

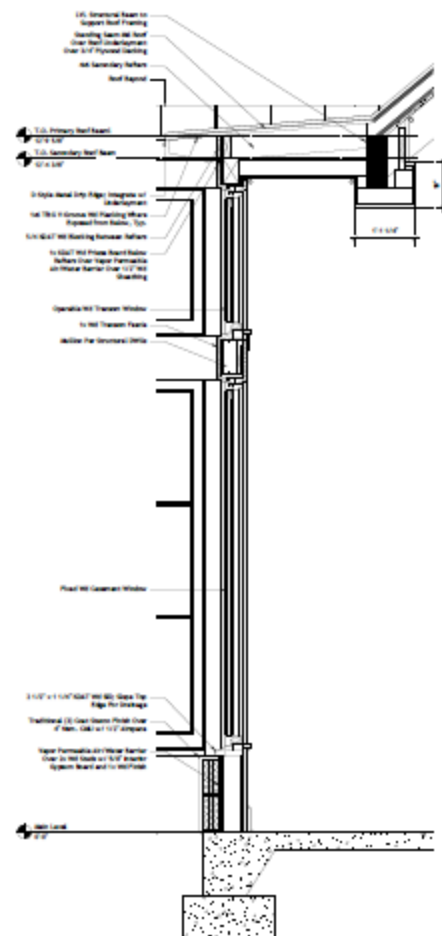
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SCALE: 1/8" = 1'-0"

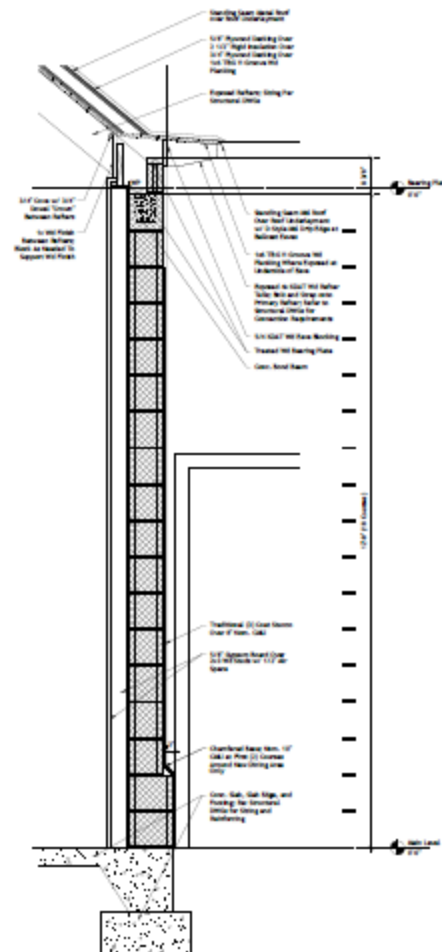
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SCALE: 1/8" = 1'-0"

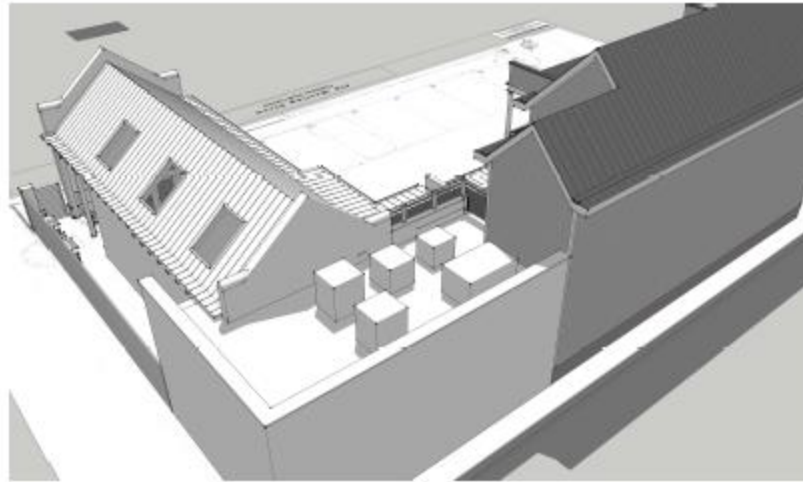
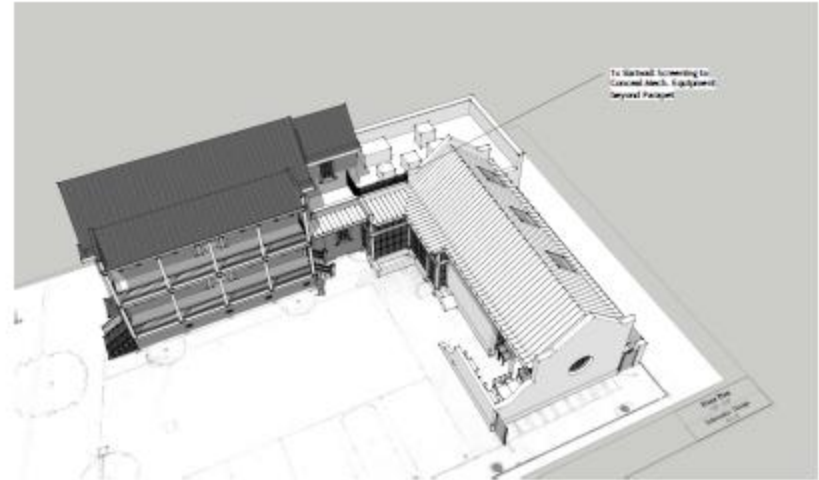
SCALE: 1/8" = 1'-0"



Wall Section - Entry 2



Wall Section - Dining Room Wall 1



CRAFT DESIGN STUDIO

CRAFT DESIGN STUDIO, LLC
1000 1/2 STREET, SUITE 100
CHARLESTON, SOUTH CAROLINA 29401
(843) 723-1111
www.craftdesignstudio.com

430 Meeting Street
Charleston, South Carolina

Preliminary Phase
Review
S.A.S. Presentation

PRELIMINARY
NOT FOR REGULATION
ARCHITECTURAL, MECHANICAL, &
CONSTRUCTION
Design Development
6.16.18

APPROVED BY: [Signature]
DATE: [Date]
FOR: [Name]
BY: [Name]

DATE: May 15, 2018

BY: [Signature]

FOR: [Name]

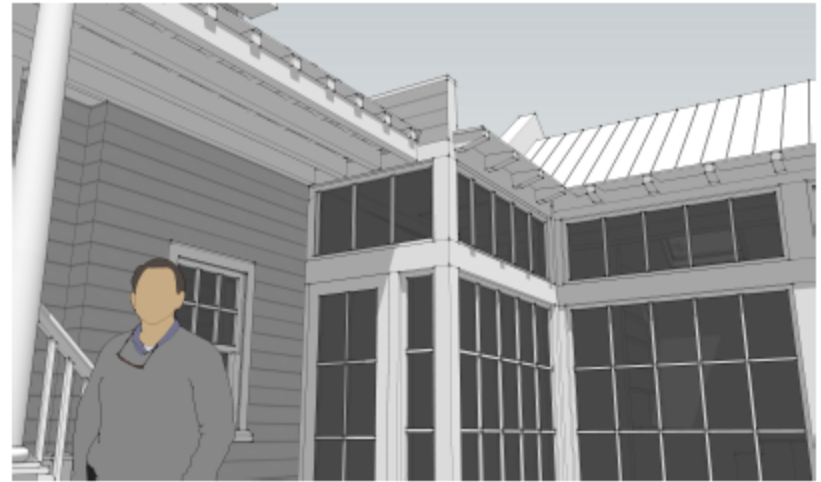
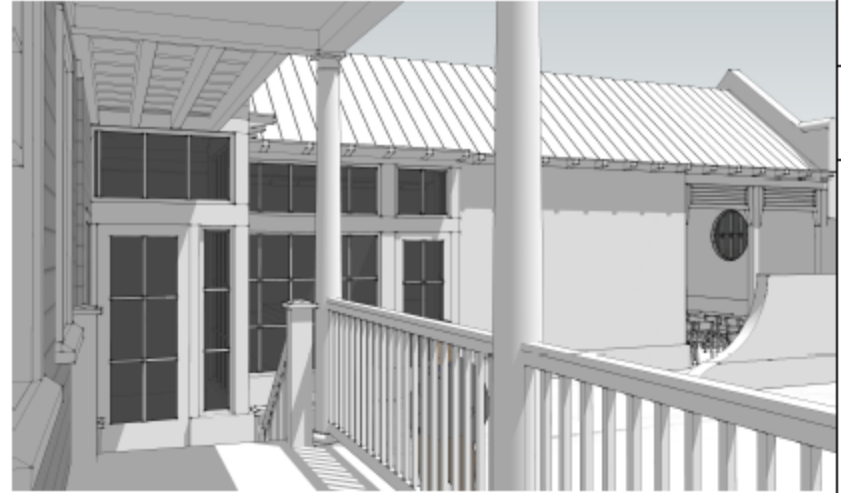
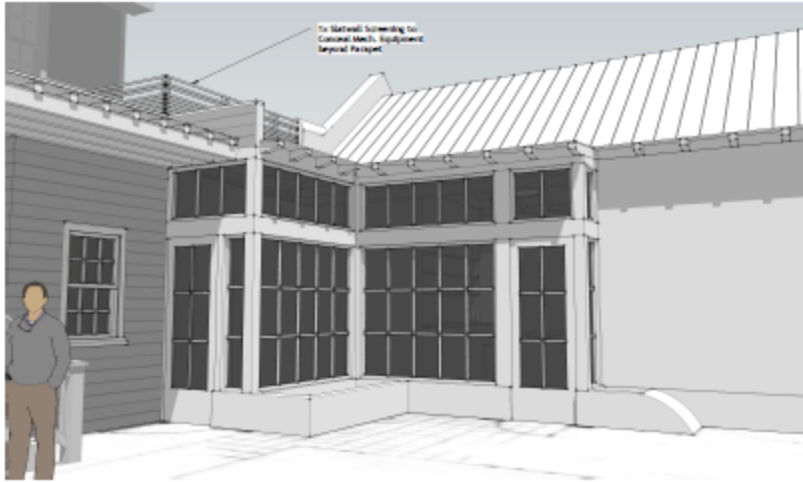
BY: [Signature]

FOR: [Name]

3D Views - Proposed

1

14



CRAFT DESIGN
STUDIO

1000 W. 10th St.
Charleston, SC 29401
843.733.1111
www.craftdesignstudio.com

430 Meeting Street
Charleston, South Carolina

Preliminary Phase
R.A.S. Presentation

PRELIMINARY
NOT FOR REGULATION
ARCHITECTURAL, MECHANICAL, OR
CONSTRUCTION
Details Development
6.18.18

DESIGNED BY: CRAFT DESIGN STUDIO
1000 W. 10th St.
Charleston, SC 29401
843.733.1111
www.craftdesignstudio.com
PROJECT NO.: 18001

DATE: May 16, 2018

BY: [Signature]

SCALE: 1/8" = 1'-0"

REVISION: 1/16/18

3D Views - Proposed 1
15

Agenda Item 6:

46 Tradd Street

Request conceptual approval for modifications to one-story 1940's garage.

Category 3 / (Charlestowne) / c. 1940's / Old and Historic District



1 EAST ELEVATION OF EXISTING GARAGE



2 SOUTHEAST ELEVATION OF EXISTING GARAGE



3 SOUTH ELEVATION OF EXISTING GARAGE



4 WEST WALL OF PROPERTY AND DOORS TO EXISTING GARAGE

Author	Designer	Checker

Architect's Stamp	Engineer's Stamp

Project Name PORTER RESIDENCE RENOVATION 88-46 TRAND STREET CHARLESTON, SC
--

Drawing Title EXISTING SITE PHOTOGRAPHS

Sheet No. 01 Drawn By JMS Date Issued 05.12.18 Date Printed Project No. 18-001	05.12.18 05 Drawing No. P-1
--	--



1 EAST ELEVATION OF EXISTING GARAGE



2 SOUTH ELEVATION OF EXISTING GARAGE
SHOWN IN CONTEXT WITH GARDEN & KITCHEN HOUSE



3 SOUTH ELEVATION OF EXISTING GARAGE
SHOWN IN CONTEXT WITH 50 TRADD STREET



4 SOUTH ELEVATION OF EXISTING GARAGE

MMA

Montgomery MacDonell & Associates, Inc.
Architects
1 New Street, Charleston, SC 29401
Tel: 803.252.1400
Tel: 803.252.1400
www.montgomerymacdonell.com

MMA	Description	Revised

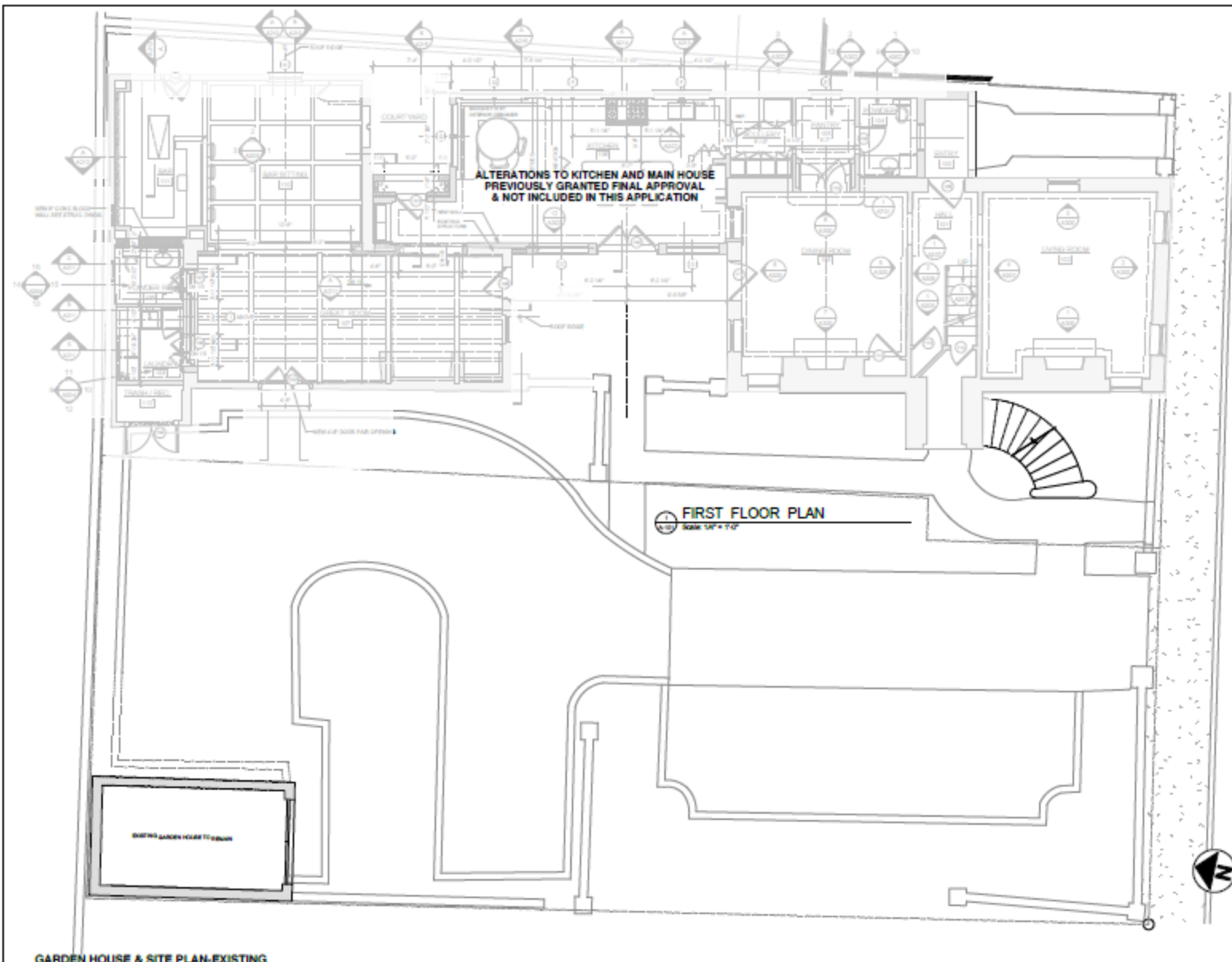
Architect's Stamp	Engineer's Stamp

Project Name
**PORTER RESIDENCE
RENOVATION**
40-46 TRADD STREET
CHARLESTON, SC

Drawing Title
EXISTING SITE PHOTOGRAPHS

Drawn By: JES	08/12/2019
Checked By: JES	08/12/2019
Date Issued: 08/12/19	Drawing No:
Date printed:	

P-2



MMA

Monhouse McCord & Associates, Inc.
Architects

12 New Street, Lexington, MA 02401
TEL: 617.552.1141
TEL: 617.552.1141

www.monhousemccord.com

LEGEND

- EXISTING WALL
- NEW WALL
- EXISTING WALL TO BE REMOVED

Mark	Description	Revised

Architectural Notes	Engineer Notes

Project Name
**PORTER RESIDENCE
RENOVATION**
45-45 TRACED STREET
CHARLESTON, SC

Drawing Title
**EXISTING SITE PLAN
SHOWING GARDEN
& MAIN HOUSE**

Drawn by: JAC	Job No: 2014-08
Checked by: JMB	Drawing No:
Date issued: 04/11/14	
Scale: 1/4" = 1'-0"	
Project: 45-45 TRACED STREET	
Project: 45-45 TRACED STREET	

A-101

MMA

Monmouth-Hartford & Associates, Inc.

ARCHITECTS

3 New Street, Lexington, MA 02402

TEL: 617.552.1141

FAX: 617.552.1141

www.monmouth-hartford.com

ALTERATIONS TO KITCHEN AND MAIN HOUSE
PREVIOUSLY GRANTED FINAL APPROVAL
& NOT INCLUDED IN THIS APPLICATION

FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"

GARDEN HOUSE PLAN-PREVIOUS PROPOSAL

LEGEND

- EXISTING WALL
- NEW WALL
- EXISTING WALL TO BE REMOVED

Item	Description	Revised

Architect Stamp	Engineer Stamp

Project Name
**PORTER RESIDENCE
RENOVATION**
45-45 TRACY STREET
CHARLESTON, SC

Drawing Title
**GARDEN HOUSE PLAN-
PREVIOUS PROPOSAL**

Drawn by: JLF	Job No.: 2014-08
Checked by: JLF	Drawing No.: A-101
Date Issued: 8-21-14	
Scale: 1/8" = 1'-0"	

MMA

Monroe MacDonald & Associates, Inc.
Architects
1500 West Lexington, MA 02120
Tel: 617.552.1200 Fax: 617.552.1201
www.monroemacdonald.com

ALTERATIONS TO KITCHEN AND MAIN HOUSE
PREVIOUSLY GRANTED FINAL APPROVAL
& NOT INCLUDED IN THIS APPLICATION

FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

LEGEND

-  EXISTING WALL
-  NEW WALL
-  EXISTING WALL TO BE REMOVED

Item	Description	Notes

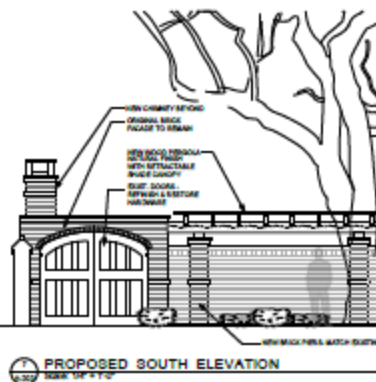
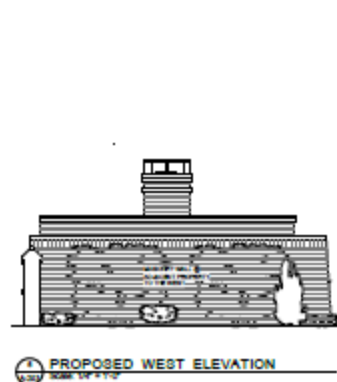
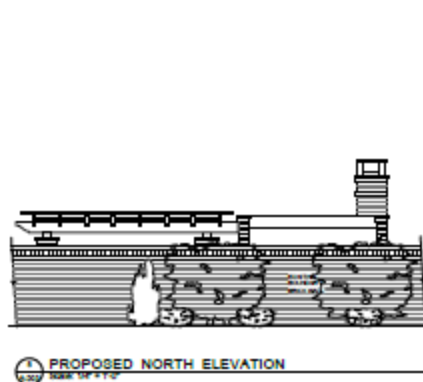
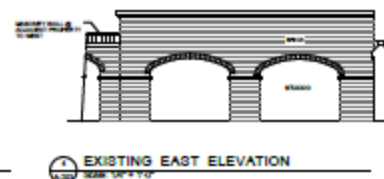
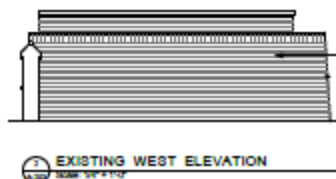
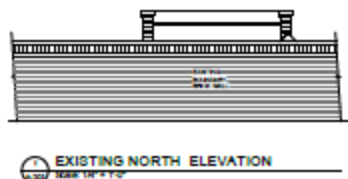
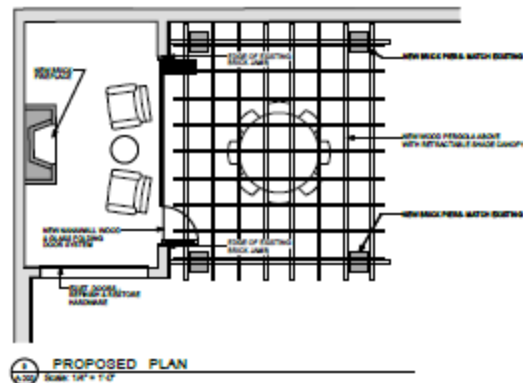
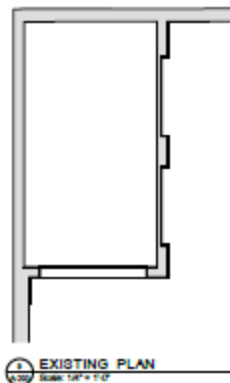
Architect Name	Engineer Name

Project Name
**PORTER RESIDENCE
RENOVATION**
48-48 TRADD STREET
CHARLESTON, SC

Drawing Title
**GARDEN HOUSE PLAN-
CURRENT PROPOSAL**

Drawn by: JLD	Job No: 2012-08
Checked by: JLD	Drawing No: A-101
Date Issued: 8-8-12	
Date Revised:	

GARDEN HOUSE PLAN-CURRENT PROPOSAL



GARDEN HOUSE -PREVIOUSLY PROPOSED ELEVATIONS

PROPOSED GARDEN HOUSE

MMA

Montague McDonald & Associates, Inc.
ARCHITECTS
3 New Street, Lexington, MA 02420
TEL: 617-552-1100 FAX: 617-552-1101
www.montague-mcdonald.com

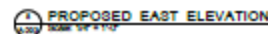
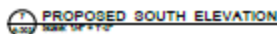
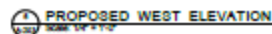
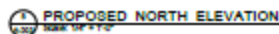
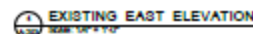
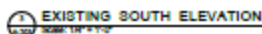
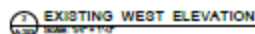
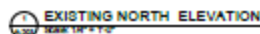
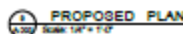
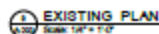
Rev	Description	Revised

Accessory Ramp	Regular Ramp

Project Name
PORTER RESIDENCE RENOVATION
45-45 TRAD STREET
CHARLESTON, SC

Client: The
PREVIOUSLY PROPOSED GARDEN HOUSE ELEVATIONS

Drawn by	AD	Job no.	2014-08
Checked by	JMG	Drawing no.	
Date issued	8/26/15		
Date printed			
Scale	AS SHOWN		



PROPOSED GARDEN HOUSE

GARDEN HOUSE -PREVIOUSLY PROPOSED ELEVATIONS

MMA

Morehouse MacDonald & Associates, Inc.
Architects
3 New Street, Lexington, MA 02420
781-461-0800 - tel
781-461-0100 - fax
www.morehousemacdonald.com

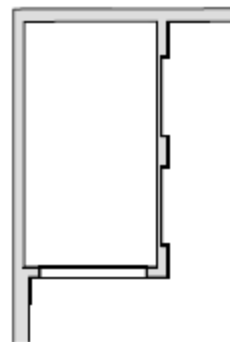
Month	Country/State	Year

Architectural Energy	Engineer Energy

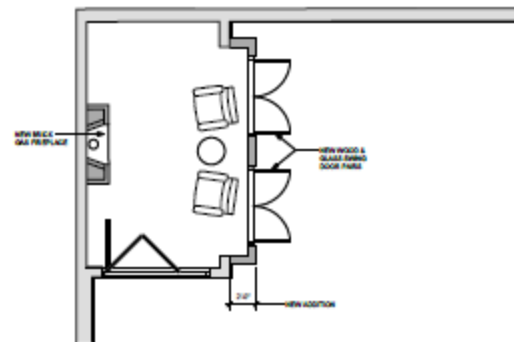
**PORTER RESIDENCE
RENOVATION**
45-48 TRADE STREET
CHARLESTON, SC

**PREVIOUSLY PROPOSED
GARDEN HOUSE ELEVATIONS**

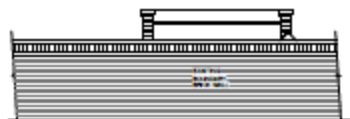
Drawn by: JAC	JAC no.: 2014-0
Checked by: JAC	Drawing no.
Date issued: 8 Dec 18	
Date printed:	
Project: 8-189-2014-01-000000	



1 EXISTING PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED PLAN
SCALE: 1/4" = 1'-0"



3 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



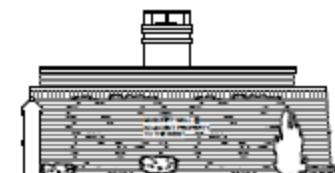
5 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



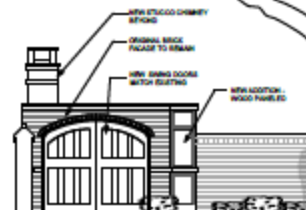
6 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



7 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



8 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



9 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



10 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED GARDEN HOUSE

GARDEN HOUSE - CURRENT PROPOSED ELEVATIONS

MMA

Montrose McDonald & Associates, Inc.
ARCHITECTS
3 New River, Lexington, SC 29050
TEL: 803-585-1100 FAX: 803-585-1101
www.montrosedonald.com

Rev	Description	Revised

Architect Stamp	Engineer Stamp

Project Name
PORTER RESIDENCE
RENOVATION
45-45 TRAVIS STREET
CHARLESTON, SC

Drawing Title
CURRENT GARDEN HOUSE
PROPOSED ELEVATIONS

Drawn by	AK	AK: 01-10-2014-08
Checked by	AK	AK: 01-10-2014-08
Date issued	08-12-13	
Date printed		
Scale: 1/4" = 1'-0" (unless noted)		

Agenda Item 7:

63 Radcliffe Street

Request preliminary approval for renovation of existing residence.

Category 4- / (Radcliffeborough) / c. 1885-95 / Old and Historic District



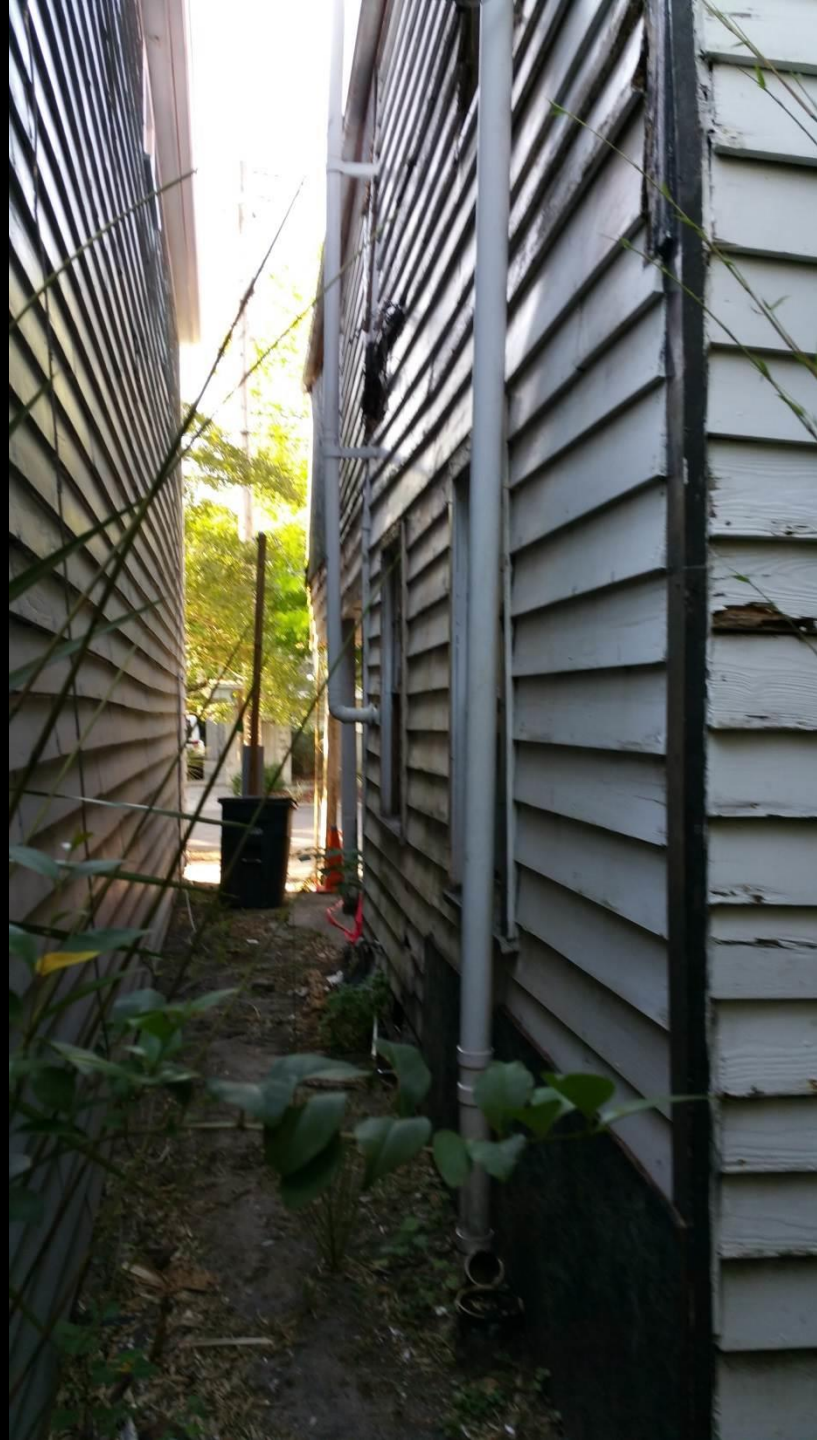














NEIGHBORHOOD HOUSE



63 READCLIFFE



63 READCLIFFE



63 READCLIFFE

John Howard Williams,
Architect

HOUSE
DEVELOPMENT
63 Readcliffe Street, South Carolina

Photos of Site
Conditions

Project number: 00000000000000000000

Date: 01/01/2020 10:00 AM

Location: 000000

Created by: JHW

A-101

Scale:



John Howard Williams,
Architect

HOUSE
DEVELOPMENT
33 Radcliffe Street, South Carolina

Building Condition

Project number	PROJECT 1041040
Date	March 14, 2014 PM
Drawn by	ALB/ST
Checked by	CTH/ST

A-102

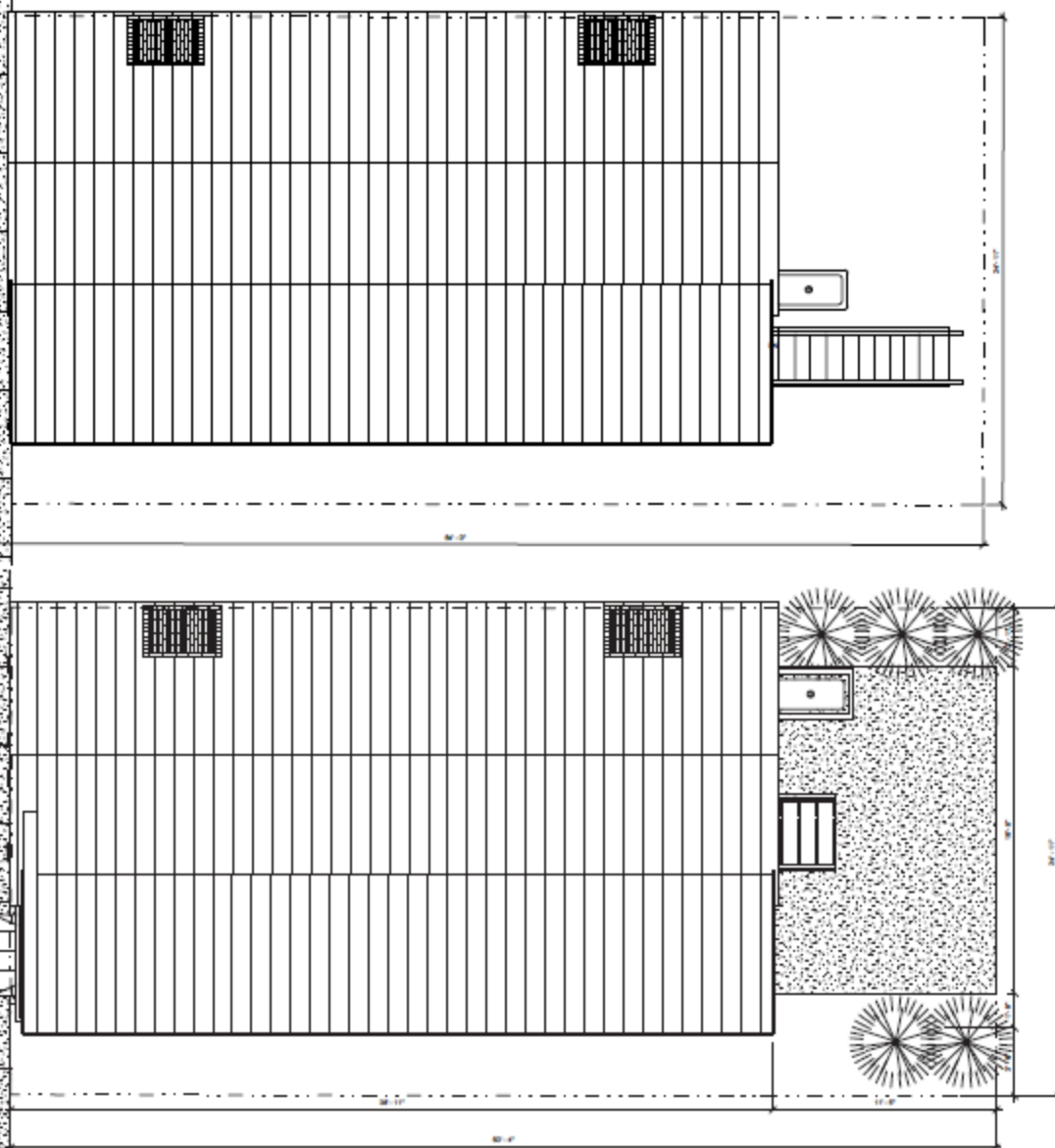
Scale

Radcliffe Street

Radcliffe Street

Proposed Roof Plan
3/20" = 1'-0"

Proposed Roof Plan
3/20" = 1'-0"



John Howard Williams,
Architect

Site Zoning: DR-2F
Flood Zoning: AE, Base Flood Elevation:
10'-0" Sea Level was used to top of first
finish floor (FFL)
Site Height (Finish): 50'-10" (Structure Adjacent
To) (Structure: 400-10-00-00)
Scale:
3/20" = 1'-0"

a. East, DR-2F

b. North, DR-2F

c. West, DR-2F

d. South, DR-1

5. Total Site Area: 1,250.61 SF, 0.0286

6. Density Analysis:

7. Data Proposed, use:

a. Existing Building to be renovated

8. Parking: 10 cars on lot with 2 spaces

per lot, street-side parking only available

9. Setbacks:

a. 7'-0" South & West

b. 2'-0" North & East

10. Proposed Building occupancy use:

1. Site: 1,250 SF

2. Building Footprint = 800.00 SF

a. Building Footprints 63.16% of lot

occupied by building footprint

b. Total lot area is 100%

3. Trees will be planted up each side

11. Radcliffe Street is two way with a speed

limit of 25 mph

SETBACK LINE

PROPERTY LINE

HOUSE
DEVELOPMENT

63 Radcliffe Street, South Carolina

Site Plan

Project Number: PROJECT 1010101

Date: 01/01/2010 10:10 AM

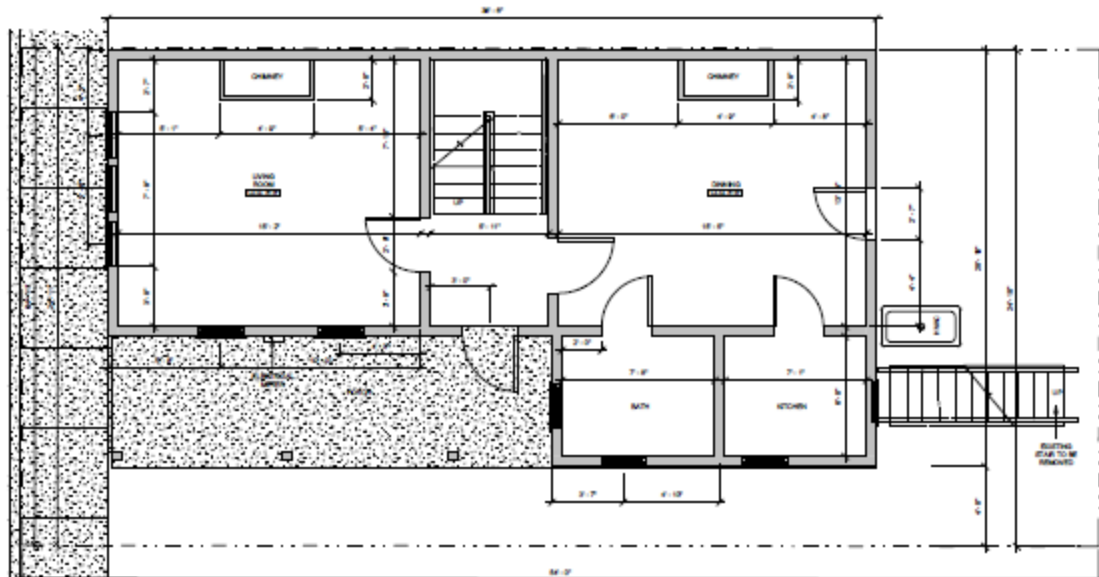
Drawn by: JHW

Checked by: JHW

A-103

Scale: 3/20" = 1'-0"

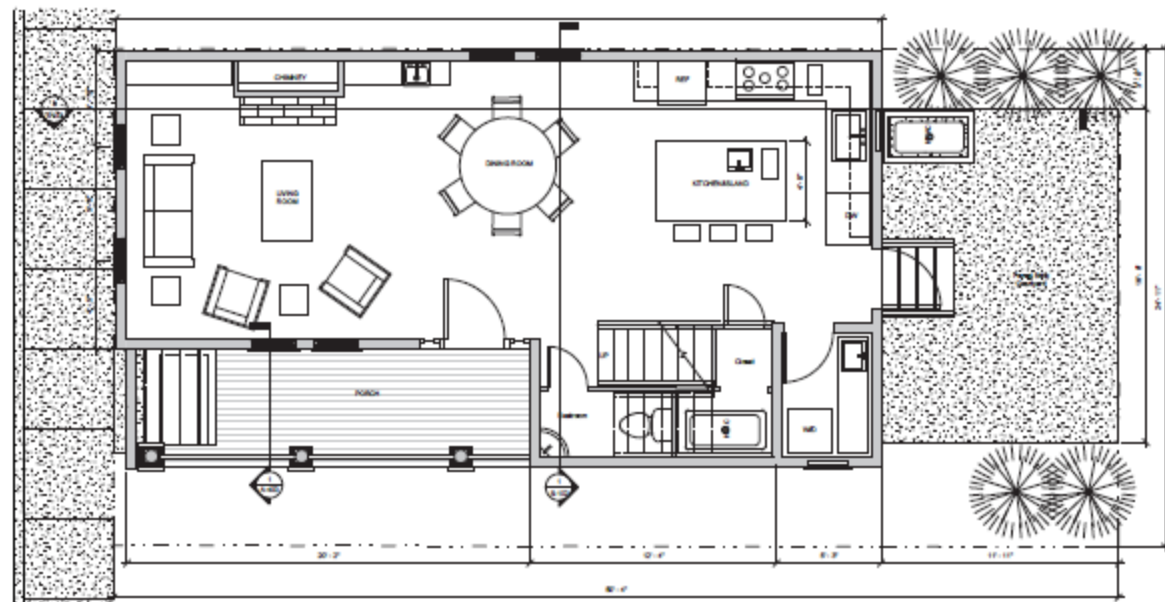
Radcliffe Street



Existing First Floor
20' x 11'0"

NOTE:
Windows to be prepared if possible. If possible, if replaced, they are to be Andersen Double Hung, 6 over 6 permanent divided lights or equal.

Radcliffe Street



Existing First Floor
20' x 11'0"

John Howard Williams,
Architect

1. SITE ZONING, DR-1
2. FLOOD ZONING, AE BASE FLOOD ELEVATION = 12'-4" + 1'-4" = 14'-0" FEET; lowest adjacent (finished) grade next to building (LAGE) = 5 feet
3. SITE HEIGHT DISTRICT: S010 STORES
4. ADJACENT PARCELS ZONING:
 - a. EAST & NORTH = F-40
 - b. SOUTH & WEST = F-40
 - c. TOTAL = F-40
5. TOTAL SITE AREA, 1258.6 SQ FT, 0.03 ACRES OF
6. DENSITY ANALYSIS:
 - a. TOTAL SQUARE FOOTAGE PERMITTED, 3000 SF
 - b. UNITS PERMITTED, ONE
7. UNITS PROPOSED:
 - a. EXISTING BUILDING TO BE RENOVATED
8. PARKING: ONE DWELLING UNIT WITH 1.5 SPACES PER UNIT = 1.5 SPACES REQUIRED
9. SETBACKS:
 - a. 5'-0" South & West
 - b. 5'-0" North & East
10. PROPOSED BUILDING OCCUPATION: SITE:
 - a. SITE, 1258.6 SQ. FT. BUILDING FOOTPRINT, 800.56 SF
 - b. BUILDING FOOTPRINT TO SITE, 100% = 62.5 % OF LOT OCCUPIED BY BUILDING FOOTPRINT
 - c. TRASH WILL BE PICKED UP CURB SIDE
11. RADCLIFFE STREET IS TWO WAY WITH A SPEED LIMIT OF 25 MPH
12. PROJECTED
13. TMR NO. 400-1640-001

SETBACK LINE
PROPERTY LINE

HOUSE DEVELOPMENT
63 Radcliffe Street, South Carolina

First Floor Plan

Project Number: PROJECT 1000000
Date: 01/01/2010 10:00 AM
Owner: JHW
Architect: JHW
Checked by: JHW

A-200

Date: 01/01/2010

John Howard Williams,
Architect

1. SITE ZONING: DR-1
2. FLOOD ZONING: AE, BASE FLOOD ELEVATION = 12'-0" + 1'-0" = 13'-0" FFEI, lowest adjacent finished grade next to building (LAD) = 7.5 feet
3. SITE HEIGHT DISTRICT: S013
4. ADJACENT PARCELS ZONING:
 - a. EAST & NORTH = F-4*
 - b. SOUTH & WEST = F-4*
 - c. TOTAL = 12'-0"
5. TOTAL SITE AREA: 128.41 SQ. FT. 0.01 ACRES SF
6. DENSITY ANALYSIS:
 - a. TOTAL SQUARE FOOTAGE PERMITTED: 2000 SF
 - b. UNITS PERMITTED: ONE
7. UNITS PROPOSED:
 - a. EXISTING BUILDING, TO BE RENOVATED
8. PARKING: ONE DWELLING UNIT WITH 1.5 SPACES PER UNIT = 1.5 SPACES REQUIRED
9. SETBACKS:
 - a. 7'-0" South & West
 - b. 3'-0" North & East
10. PROPOSED BUILDING OCCUPANCY ON SITE:
 - a. SITE: 128.41 SQ. FT.
 - b. BUILDING FOOTPRINT: 861.96 SF
 - c. BUILDING FOOTPRINT/TO SITE SF 100% = 66.9% OF LOT OCCUPANCY BUILDING FOOTPRINT
 - d. TRASH WILL BE PICKED UP CLOSE SIDE
11. EXCEPT: STREET IS TWO WAY WITH A SPEED LIMIT OF 25 MPH
12. PROJECT ID:
13. TMS NO: 440-14-01-001

SETBACK LINE
PROPERTY LINE

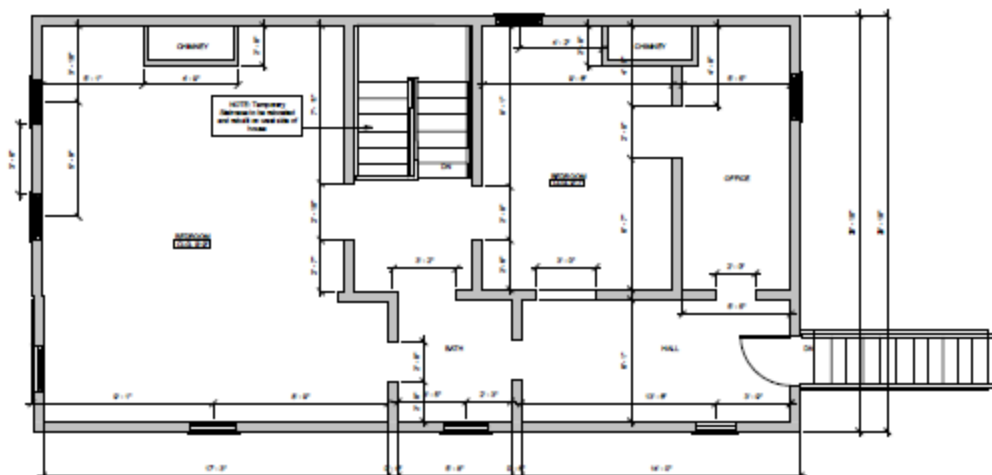
HOUSE DEVELOPMENT

63 Radcliffe Street, South Carolina

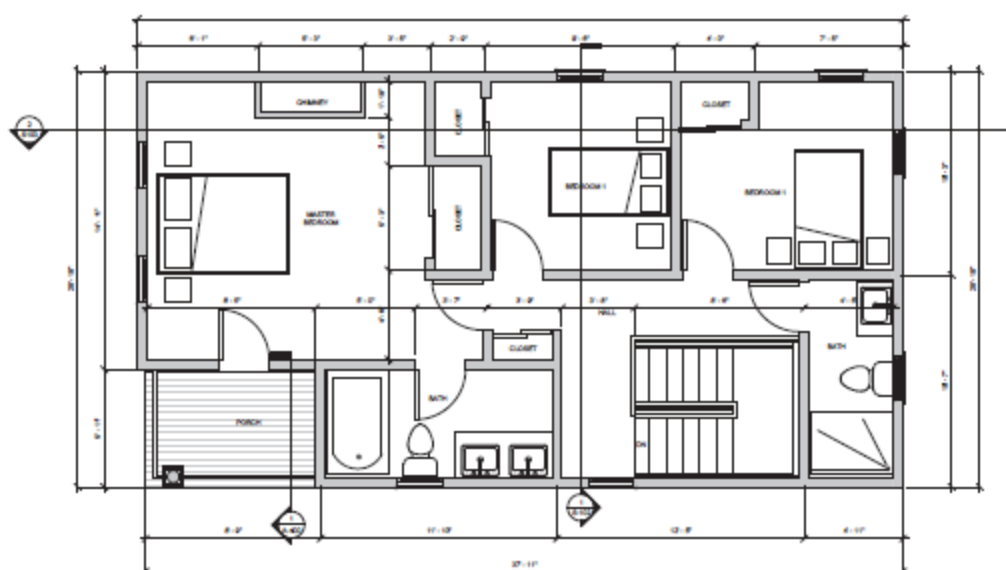
Second Floor Plan

Project Number: PROJECT TALENT
Date: 8/10/2014 1:00 PM
Drawn by: CDEU
Checked by: JHJ
A-201
Date: 8/10/2014

Existing Second Floor
2014 = 1'-0"

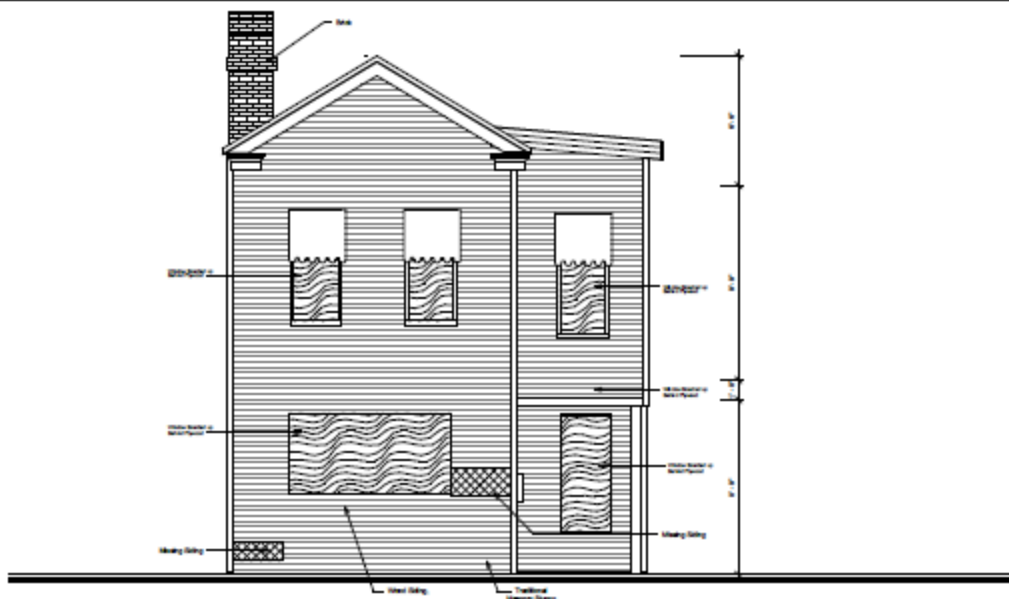


Proposed Second Floor
2014 = 1'-0"



John Howard Williams,
Architect

Existing North Elevation
1/8" = 1'-0"



Proposed North Elevation
1/8" = 1'-0"



HOUSE
DEVELOPMENT
63 Radcliffe Street, South Carolina

Elevations

Project Number: PROJECT 1001000

Date: 8/10/2014 10:07 AM

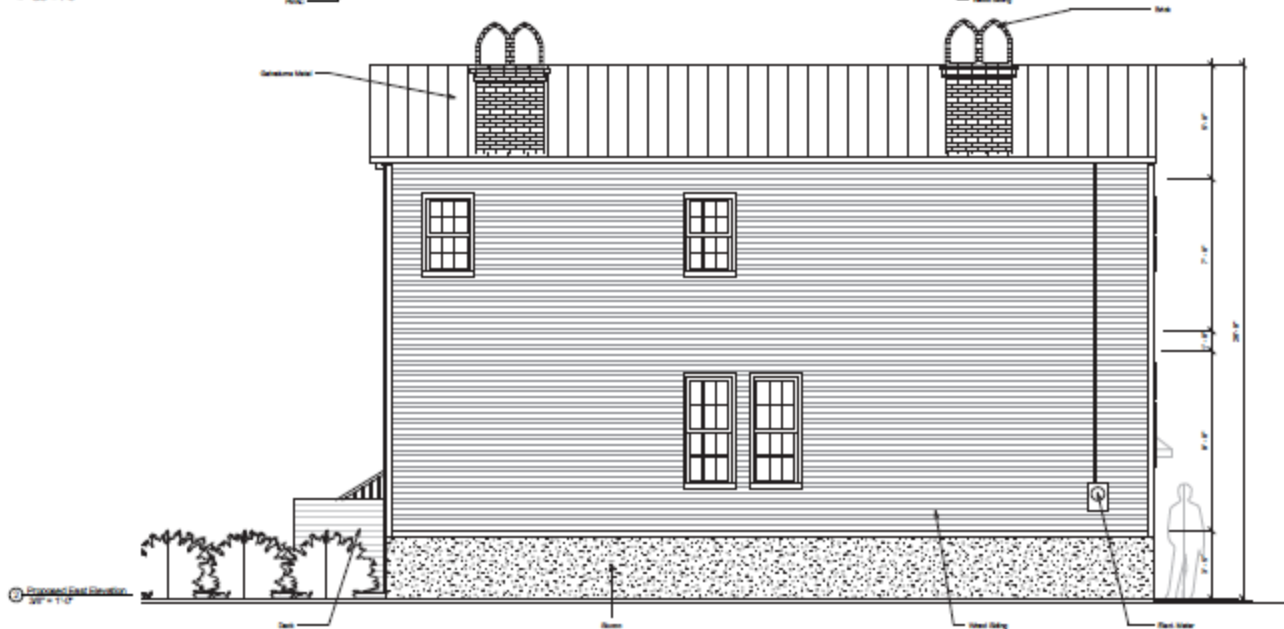
Drawn by: JHW

Checked by: JHW

A-300

Scale: 1/8" = 1'-0"

John Howard Williams,
Architect



HOUSE DEVELOPMENT

63 Radcliffe Street, South Carolina

Elevations

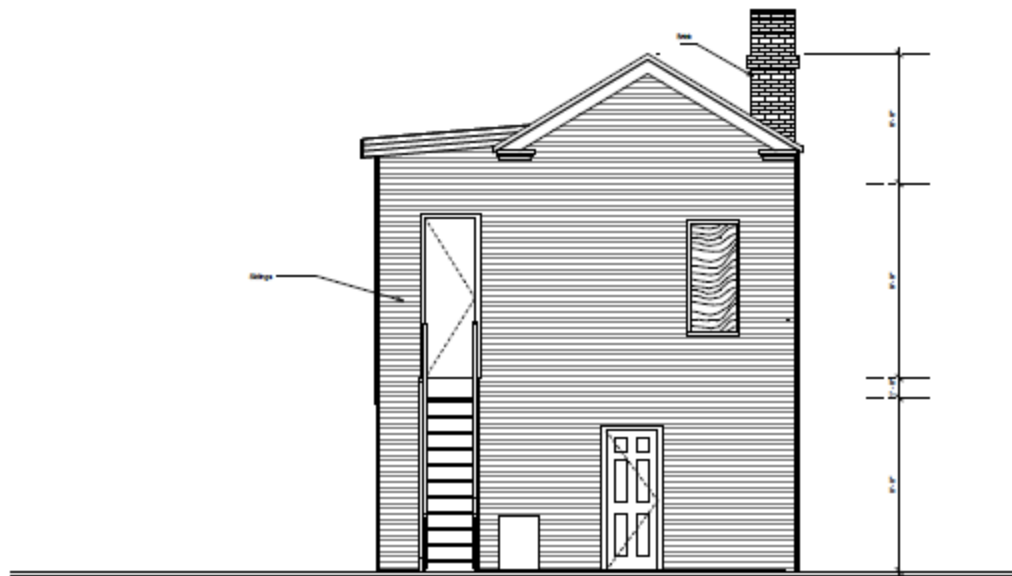
Project Number: PROJECT 1001000
Date: 01/01/2010
Drawn by: JHW
Checked by: JHW

A-301

Scale: 1/4" = 1'-0"

John Howard Williams,
Architect

Existing South Elevation
3/2" = 1'-0"



Proposed South Elevation
3/2" = 1'-0"



HOUSE DEVELOPMENT

63 Radcliffe Street, South Carolina

Elevations

Project Number	PROJECT 14-01840
Date	Revised 10-27-14
Drawn by	ALB/ST
Checked by	CHACK/ST
Scale	3/2" = 1'-0"

A-302

John Howard Williams,
Architect

HOUSE
DEVELOPMENT
63 Radcliffe Street, South Carolina

Elevations

Project Number: 1000000000
Date: 01/01/2010
Drawn by: JHW
Checked by: JHW
Scale: 1/8" = 1'-0"

A-303



AREA:
 1258.61 SQ. FT.
 0.03 ACRES

REFERENCE:
 PLAT BY GEORGE D. SAMPLE
 DATED NOVEMBER 16, 1977
 RMC BOOK X PAGE 14
 RMC C-145 CO.
 DEED BOOK 0522 PAGE 838
 RMC C-145 CO.

TMS No. 480-18-01-057
 #63 RADCLIFFE STREET
 ABOUT TO BE CONVEYED TO:
 SCOTT & ELIZABETH ANTONIO

LEGEND:
 LO. IRON OLD (ROUND)
 LAL. IRON NEW (SET)
 CM. CONCRETE MONUMENT OLD
 CM. CONCRETE MONUMENT NEW
 CS. CONCRETE SLAB
 PP. POWER POLE
 SP. SCREEN PORCH

No. 65 RADCLIFFE ST.
 TMS No. 480-18-01-056
 DOUGLAS W LUDLUM

* SURVEY OF OCCURRENCE
 BASED ON REFERENCES SHOWN
 AND EVIDENCE FOUND IN THE FIELD.

NOTES:
 BEARINGS SHOWN ARE MAGNETIC
 AND AS SUCH ARE SUBJECT TO LOCAL
 ATTRACTION

AREA DETERMINED BY COORDINATE METHOD
 THE PUBLIC RECORDS REFERENCED ON THIS PLAT
 ARE ONLY THOSE USED AND/OR NECESSARY TO THE
 ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY.
 THEY ARE NOT TO BE CONSIDERED A TITLE SEARCH.
 THIS PLAT DOES NOT REFLECT THE EXISTENCE OR
 NONEXISTENCE OF WETLANDS, CONTAMINATION OR OTHER
 NONREMARKABLE CONDITIONS WHICH MAY AFFECT THIS PROPERTY.

NO SURFACE OR ENVIRONMENTAL INVESTIGATION OR
 ENGINEERING ANALYSIS HAS BEEN CONDUCTED FOR
 THIS PLAT. THIS PLAT DOES NOT REFLECT THE EXISTENCE OR
 NONEXISTENCE OF WETLANDS, CONTAMINATION OR OTHER
 NONREMARKABLE CONDITIONS WHICH MAY AFFECT THIS PROPERTY.

THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS
 ENGINEERING DISTRICT OF CHARLOTTE'S
 DECLARATION IS MADE TO ORIGINAL PURCHASER
 OF THE SURVEY. IT IS NOT TRANSFERABLE TO
 ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 PROPERTY APPEARS TO BE LOCATED IN FLOOD
 ZONE (A/E D. 13) AS PER FEMA FLOOD MAP
 PANEL No. 43078C 0812J
 DATED NOVEMBER 17, 2004.

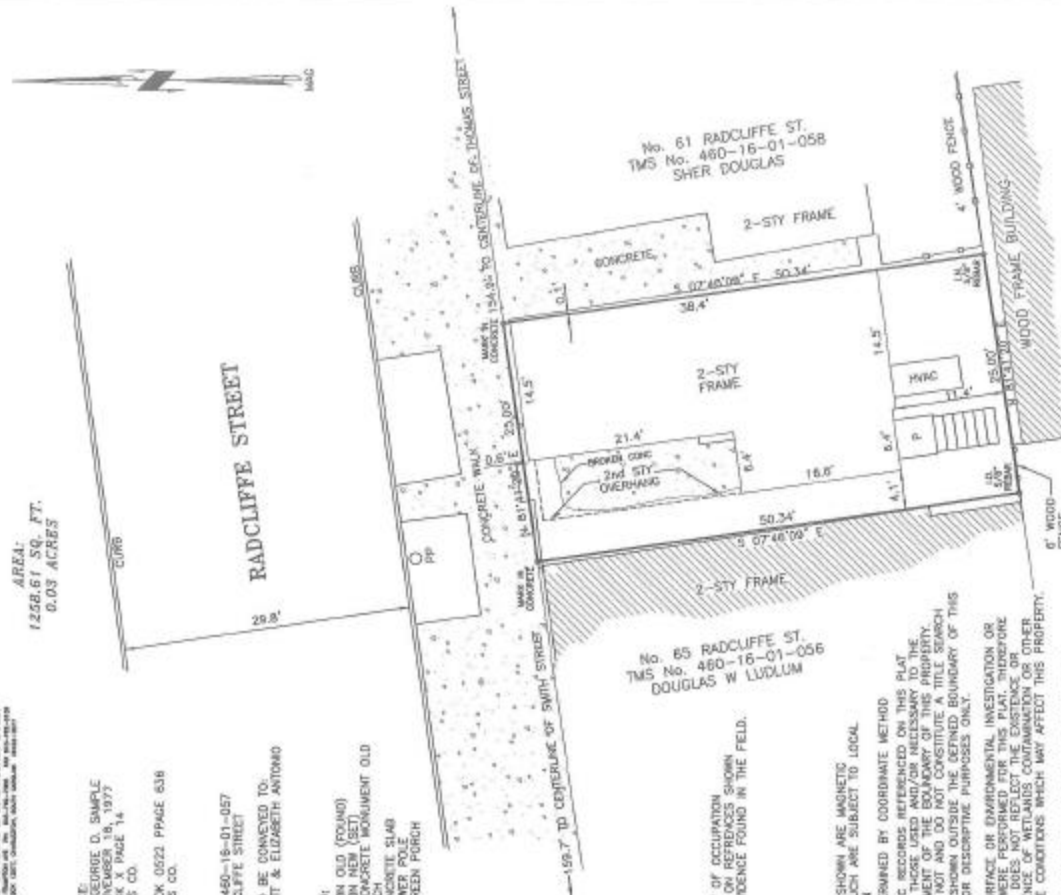
SURVEYOR'S CERTIFICATION

I hereby state that to the best of my knowledge, information, and belief, the survey shown herein
 was made in accordance with the requirements of the South Carolina Code of Laws, Title 40, Chapter 13,
 and the requirements for a Clear and Accurate Survey as specified therein. Also there are no visible encroachments or projections other than shown.

KEVIN M. SCHWADKE, SR., PLS.
 S.C. Registration Number 20428

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HEREON. THIS PLAT
 REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

KNOWSH 15, 16041



No. 63 RADCLIFF STREET
 CITY OF CHARLESTON
 CHARLESTON COUNTY
 SOUTH CAROLINA
 DATE: FEBRUARY 12, 2016
 SCALE: 1" = 10'

No. 21 THOMAS ST.
 TMS No. 480-18-01-044
 SILVER DINE LLC



John Howard Williams,
 Architect

HOUSE
 DEVELOPMENT

63 Radcliffe Street, South Carolina

Existing Siteplan

Project Name	Project Number
Date	Revised (Date) No.
Drawn by	PLS/ST
Checked by	CP/ST/ST
A-304	
Scale: 1" = 10'	

AREA:
 1258.61 SQ. FT.
 0.03 ACRES

REFERENCE
 PLAT BY GEORGE D. SAMPLE
 DATED NOVEMBER 19, 1977
 RMC CHAS CO.

DEED BOOK 0222 PAGE 638
 RMC CHAS CO.

TMS No. 460-16-01-057
 #63 RADCLIFFE STREET
 ABOUT TO BE CONVEYED TO:
 SCOTT & ELIZABETH ANTONIO

LEGEND:

- 1.0. IRON OLD (ROUND)
- 1.1. IRON NEW (SET)
- 1.2. CONCRETE ANCHMENT OLD
- P. PORCH
- CS CONCRETE SLAB
- PP POWER POLE
- SP SCREEN PORCH

* SURVEY OF OCCUPATION
 BASED ON REFERENCES SHOWN
 AND EVIDENCE FOUND IN THE FIELD.

NOTES:

BEARINGS SHOWN ARE MAGNETIC
 AND AS SUCH ARE SUBJECT TO LOCAL
 ATTRACTION
 AREA DETERMINED BY COORDINATE METHOD
 THE PUBLIC RECORDS REFERENCED ON THIS PLAT
 ARE ONLY THOSE USED AND/OR NECESSARY TO THE
 SURVEY AND DO NOT CONSTITUTE A TITLE SEARCH
 ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS
 PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
 NO SUBSEQUENCE OR ENVIRONMENTAL INVESTIGATION OR
 SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE
 THIS PLAT DOES NOT REFLECT THE EXISTENCE OR
 NONEXISTENCE OF WETLANDS CONTAMINATION OR OTHER
 NONVISIBLE CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 THE RESIDENCE OR ABSENCE OF U.S. ARMY CORPS
 OF ENGINEERS JURISDICTIONAL WETLANDS IS
 UNDETERMINED AS OF THE DATE OF THIS SURVEY
 DECLARATION IS MADE TO ORIGINAL PURCHASER
 OF THE SURVEY, IT IS NOT TRANSFERABLE TO
 ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 PROPERTY APPEARS TO BE LOCATED IN FLOOD
 ZONE (A.C. EL. 13) AS PER FEMA FLOOD MAP.
 LABEL NO. 45018C, 05130
 DATED NOVEMBER 17, 2004.

SURVEYOR'S CERTIFICATION

I hereby state that to the best of my knowledge, information, and belief, the survey shown herein
 was made in accordance with the requirements of the Standards of Practice Manual for Surveying
 in South Carolina, and meets or exceeds the requirements for a Class A survey as
 specified therein. Also there are no visible encroachments or projections other than shown.

KEVIN M. SCHWACKE, SR. PLS
 S.C. Registration Number 20468



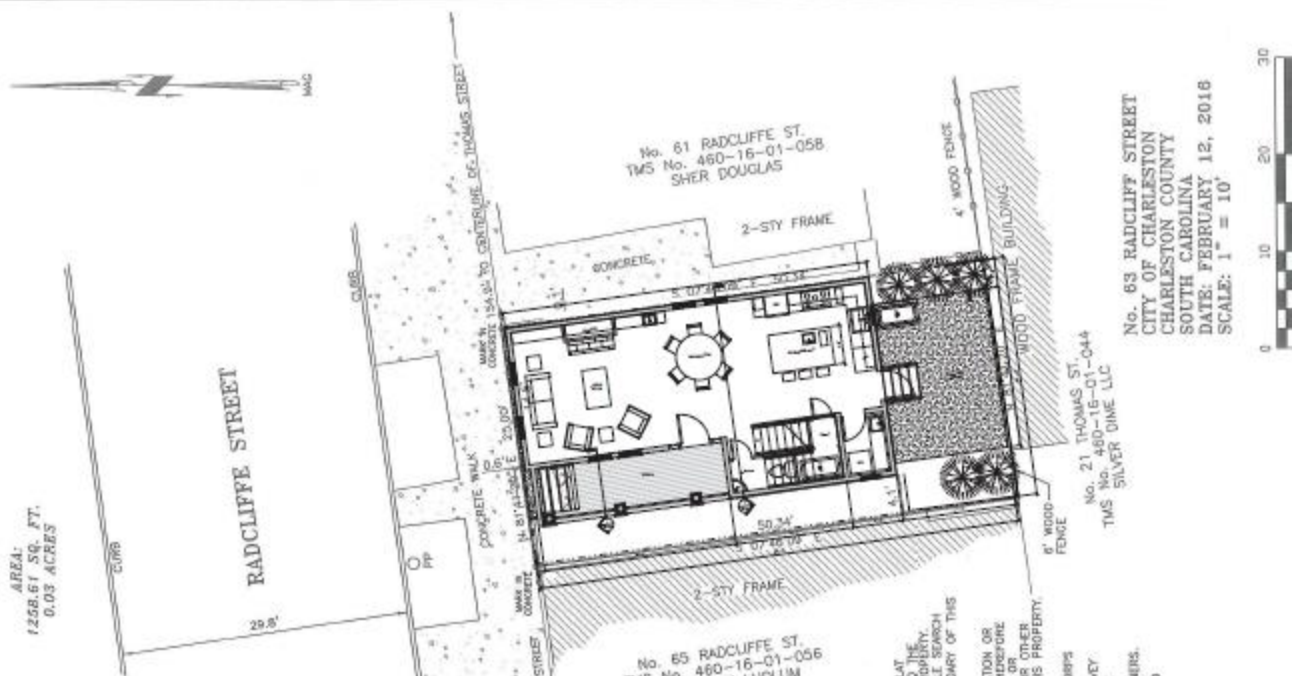
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HEREON. THIS PLAT
 REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

KW00K163,16041

**HOUSE
 DEVELOPMENT**
 63 Radcliffe Street, South Carolina
Propose Siteplan

Project Number: PROJECT TOURISM
 Date: 8/20/2014 3:03 PM
 County: ALBERTA
 Created by: L7740000
A-305
 Date: 8/20/2014 3:03 PM

John Howard Williams,
 Architect



John Howard Williams,
Architect



Section 2
3/2" = 1'-0"

HOUSE
DEVELOPMENT
63 Radcliffe Street, South Carolina

Section

Project number: PROJECT 1010100
Date: 10/2014 1:30 PM
Drawn by: JHW
Checked by: JHW

S100

Scale: 3/2" = 1'-0"

John Howard Williams,
Architect



Section S-102
1/2" = 1'-0"

HOUSE
DEVELOPMENT
63 Radcliffe Street, South Carolina

Section

Project number: PROJECT 10-10-2001

Date: 10/20/01 1:30 PM

Drawn by: J.H.W.

Checked by: J.H.W.

S-102

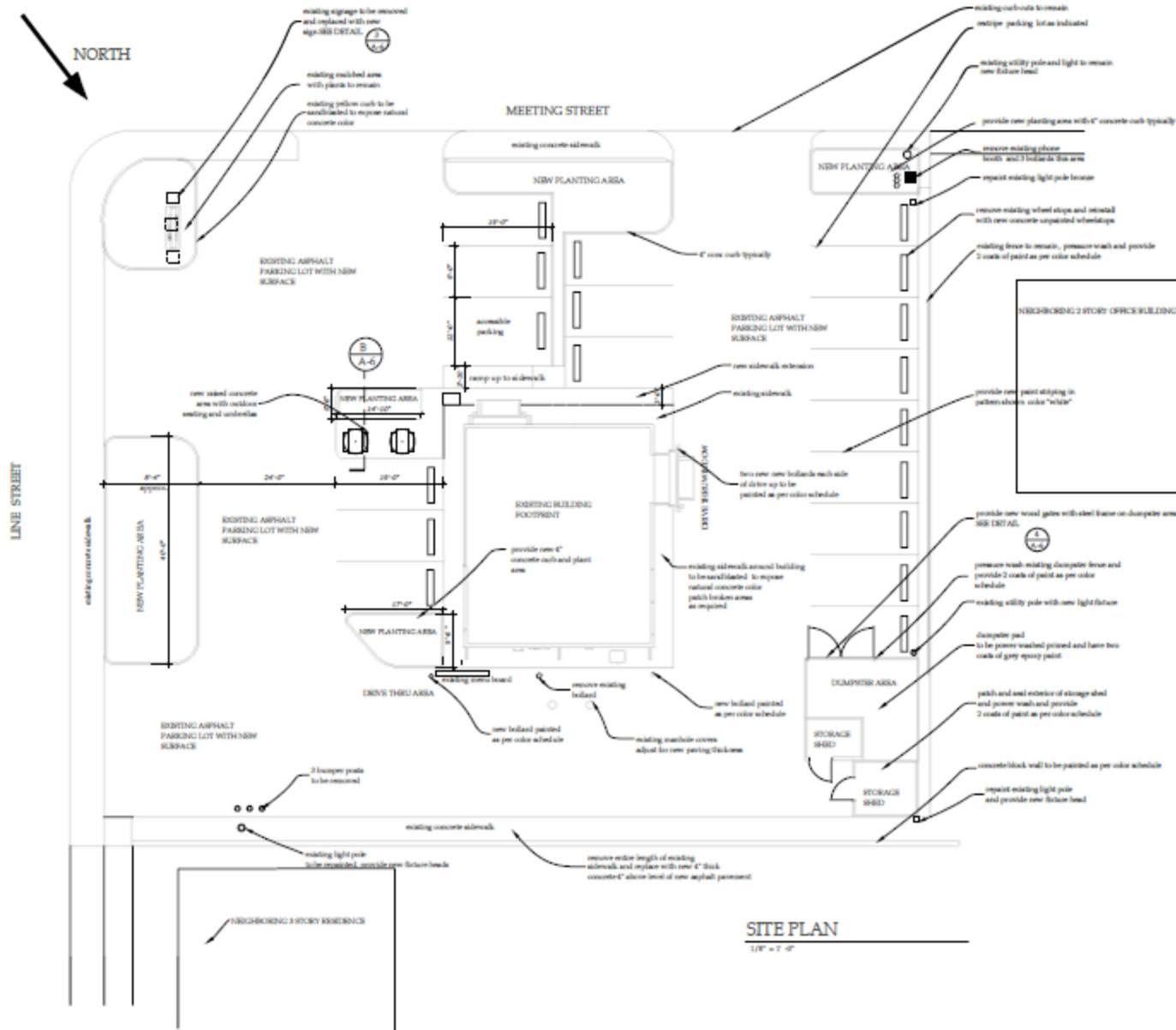
Scale: 1/2" = 1'-0"

Agenda Item 8:

492 Meeting Street

Request final approval for modifications to façade, including signage and paint color change, and site improvements.

Not Rated / (Cannon-Elliotborough) / c. 1973 / Old and Historic District



SITE PLAN

1/8" = 1' - 0"

R.L. MOUTZ ARCHITECTURE, L.L.C.

PO Box 1399
Folly Beach, SC 29439
843.270.9004

CHURCH'S CHICKEN RENOVATION
492 MEETING STREET
CHARLESTON, SC 20401

Issued for RAR
approved
May 14, 2016



A-1

FINISH INFORMATION

DINING AREA

Refinish all interior walls as follows:

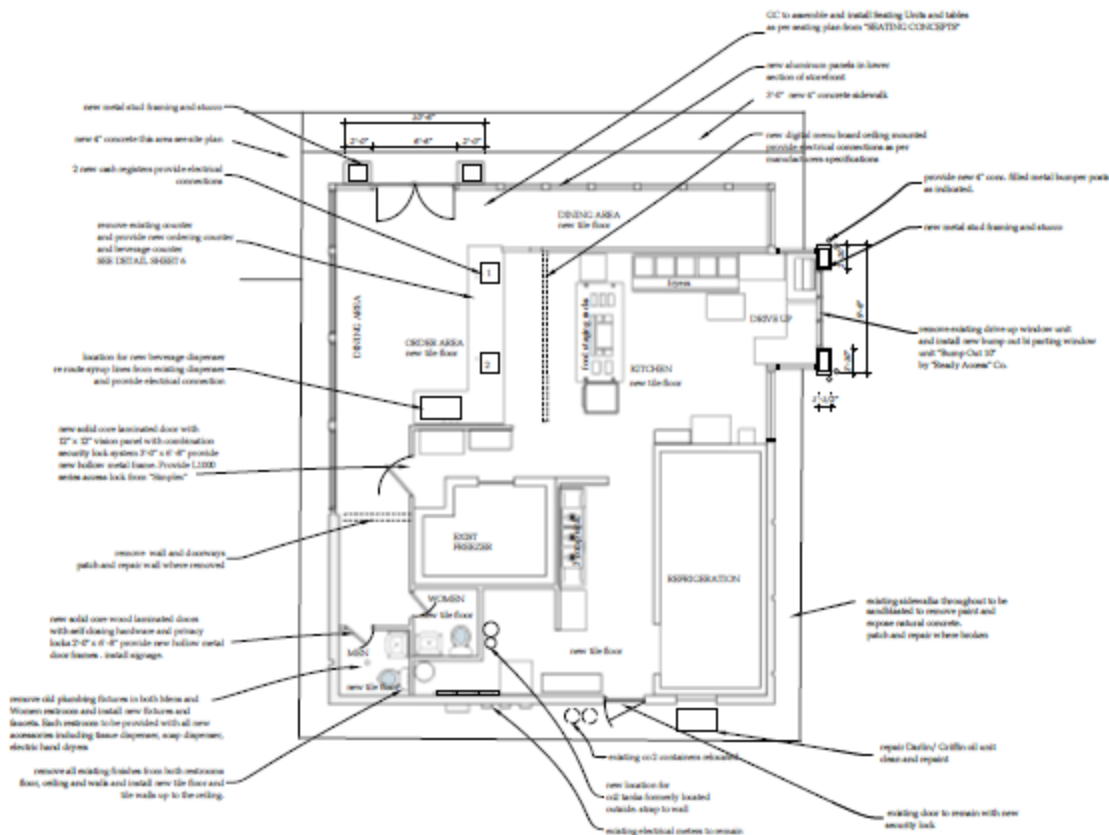
1. Paintwork up to 7' chair rail to be plastic laminate by "Belcorne" "Wild Cherry" 2709-40
2. Chair Rail shall be solid surface top cap - (Stacy Frequent-Gold and PC96) installed by GC/PA a.s.l.
3. Wall Paint above chair rail to be 3M "Stone Sage" 207 4146 Satin finish
4. Floor Tile shall be Daltle Porcelain tile COLOR: Almond

KITCHEN AREA

1. Floor Tile shall be 6" x 6" quarry tile by Daltle color: Auburn Copy with 330 400 series stain-free grout by "Maple"

BATHROOM, DINING AND ORDER AREA

1. Floor Tile shall be Daltle Porcelain tile COLOR: Almond



FLOOR PLAN

1/4" = 1' - 0"

Previous

FINISH INFORMATION

ENDING ASSASS

Refinish all interior walls as follows:

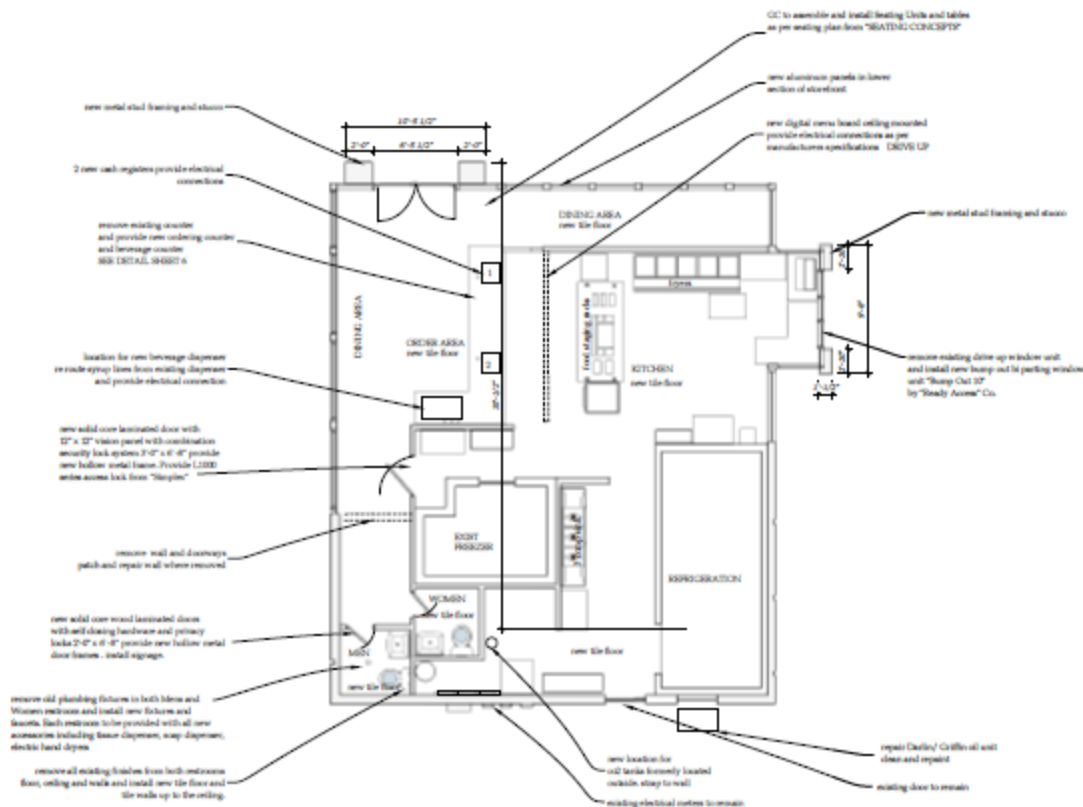
- Minimum up-to-3" chair rail to be plastic laminate by "whitecore" "wild cherry" #7506-60
- Chair Rail shall be solid surface top cap -Stance Trequent-Gold line PG296 installed by GC's add.
- Wall Paint above chair rail to be SW "Studio Sage SW 6156" Satin finish.
- Floor Tile shall be Daltile Porcelain tile (CCLOS) (above)

KITCHEN AID

1. Floor Tile shall be 6 x 6 quarry tile by
Daltile color: Ashes Grey with KSR 400
series stain free grout by "Mapei"

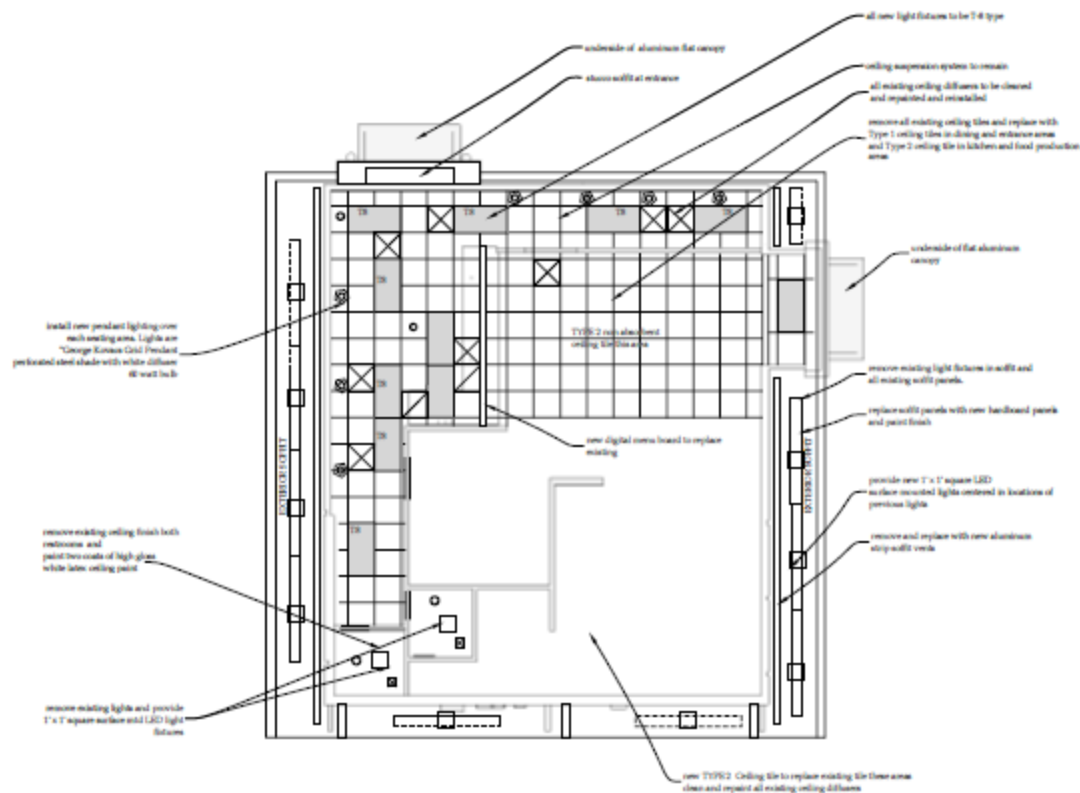
KOSTROVICH, DENING AND CHIRIK ARSLAN

1. Floor Tile shall be Daltile Porcelain tile
CCL080 Almond



FLOOR PLAN

$$1/C = T - C'$$

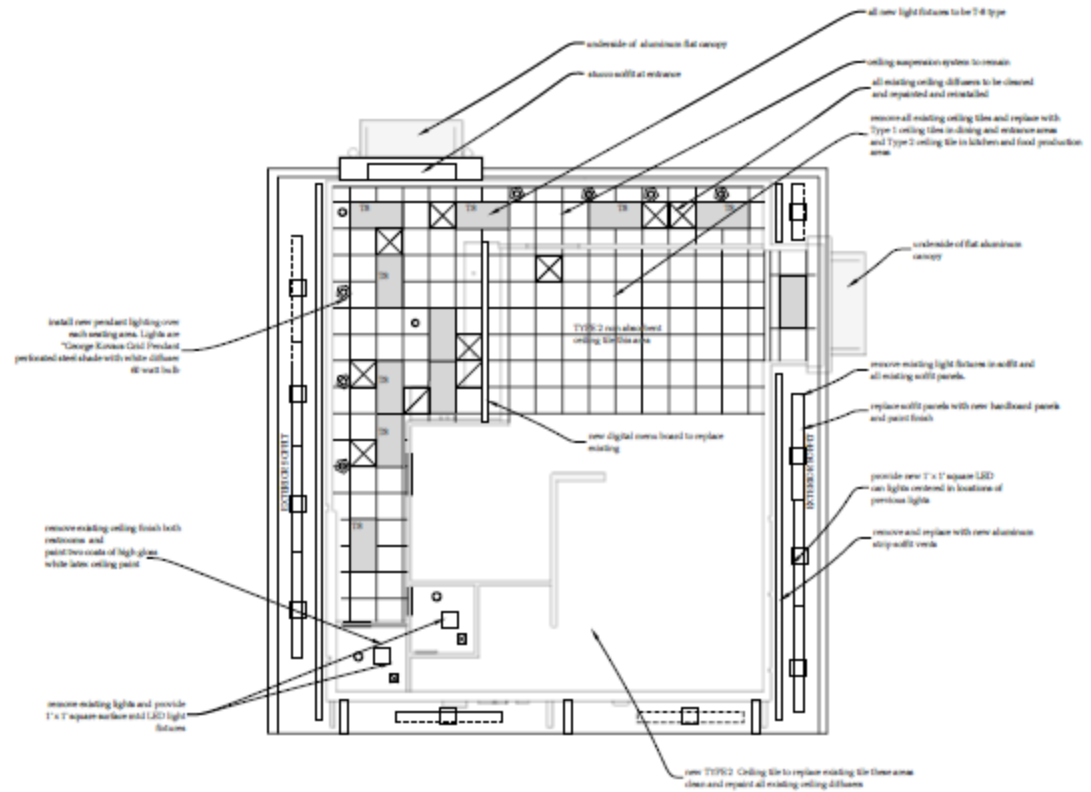


REFLECTED CEILING PLAN

1/8" = 1' 0"



Previous



REFLECTED CEILING PLAN

1/8" = 1'-0"

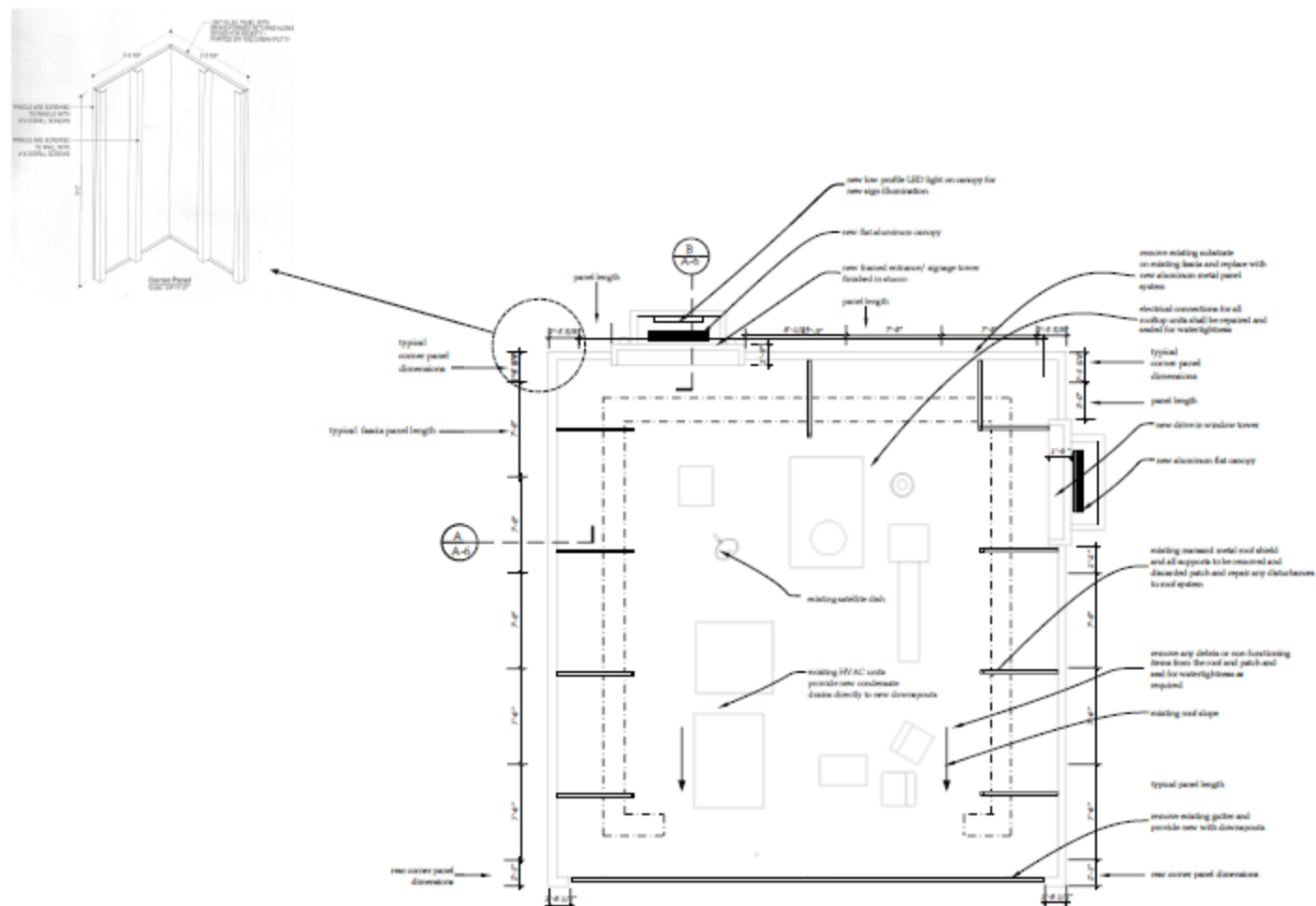
R.L. MOUTZ ARCHITECTURE, L.L.C.

PO Box 1399
Folly Beach, SC 29439
843.270.9004

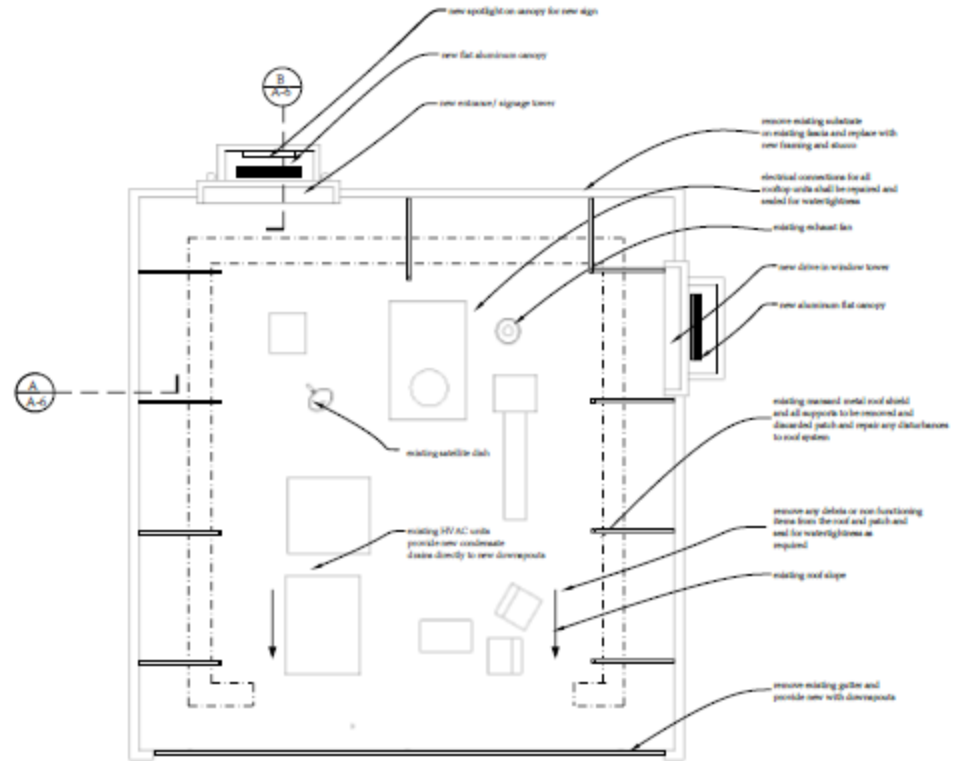
CHURCH'S CHICKEN RENOVATION
492 MEETING STREET
CHARLESTON, SC 20401

Issued for BMR
approved
April 18, 2014





Previous



ROOF PLAN
1/8" = 1' - 0"

R.L. MOUTZ ARCHITECTURE, L.L.C.

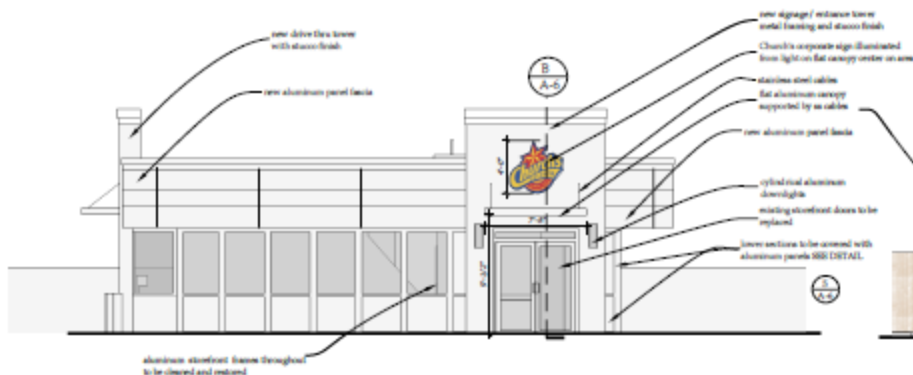
PO Box 1399
Folly Beach, SC 29439
843.270.9008

CHURCH'S CHICKEN RENOVATION
492 MEETING STREET
CHARLESTON, SC 29401

Issued for B.A.R.
approval
April 18, 2018

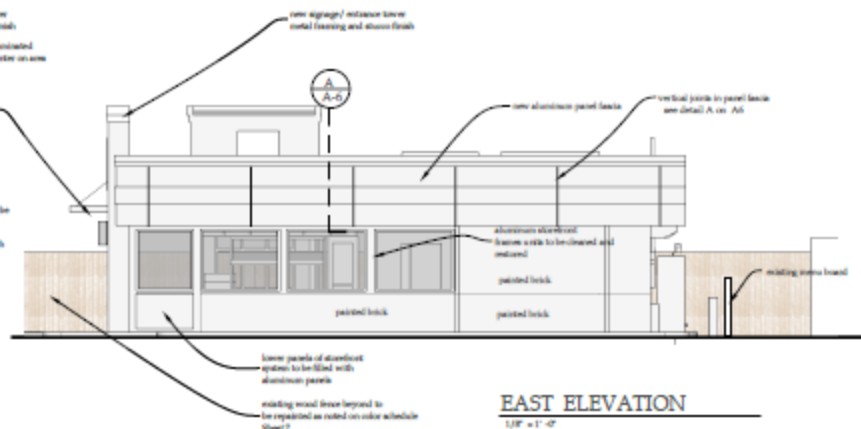


A-4



SOUTH ELEVATION

1/8" = 1' - 0"



EAST ELEVATION

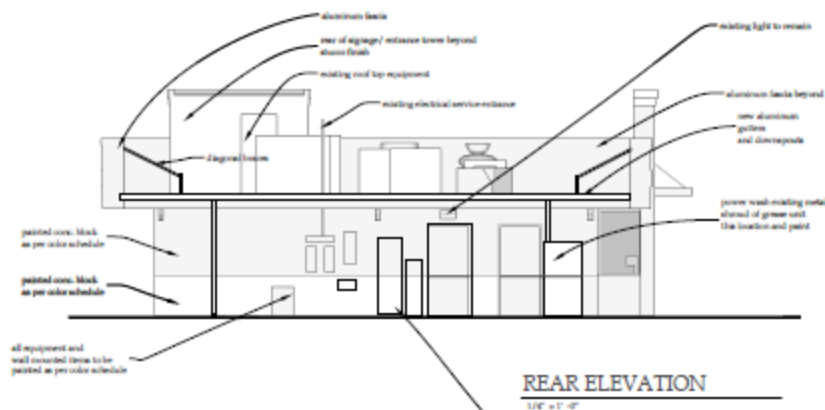
1/8" = 1' - 0"

NEW ALUMINUM FACIA PANEL SYSTEM

Shall be supplied by Alcon Industries of Clearwater Florida

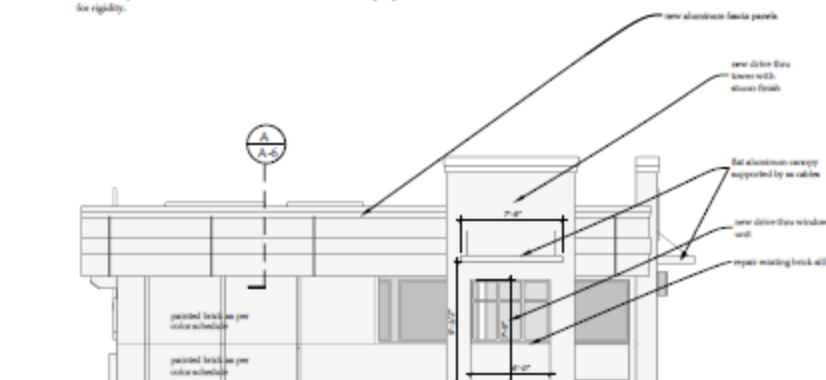
Refinished panels are painted with high performance gloss polyurethane paint AZ90 in colors noted on color schedule sheet 7

Aluminum panels are .060" thickness with break formed returns along edges for rigidity.



REAR ELEVATION

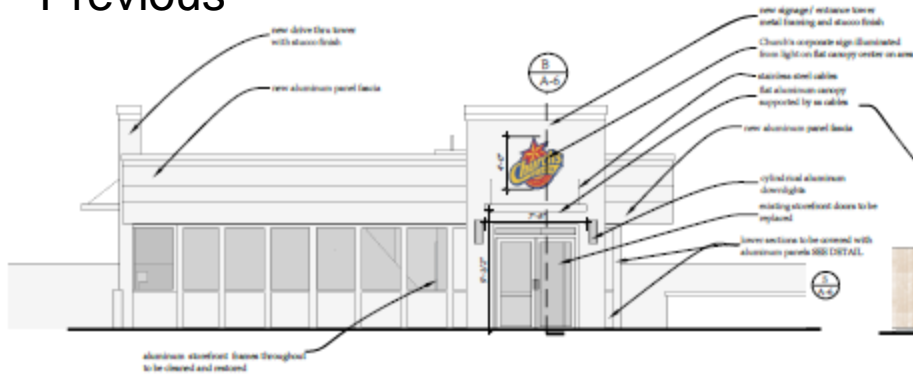
1/8" = 1' - 0"



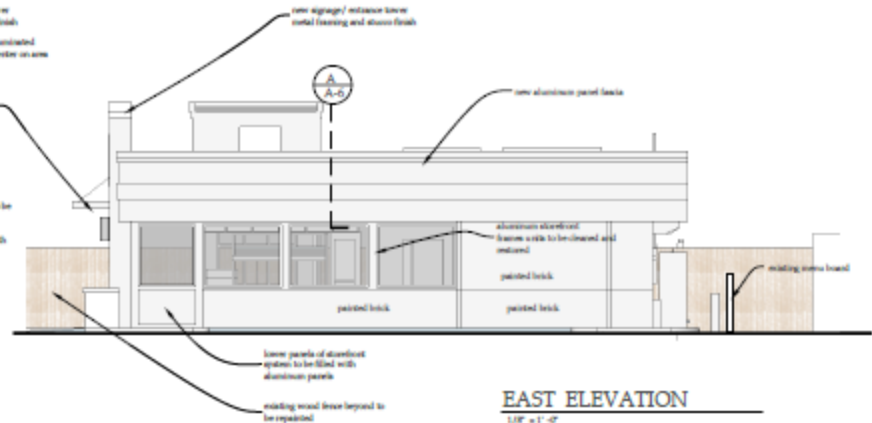
LEFT ELEVATION

1/8" = 1' - 0"

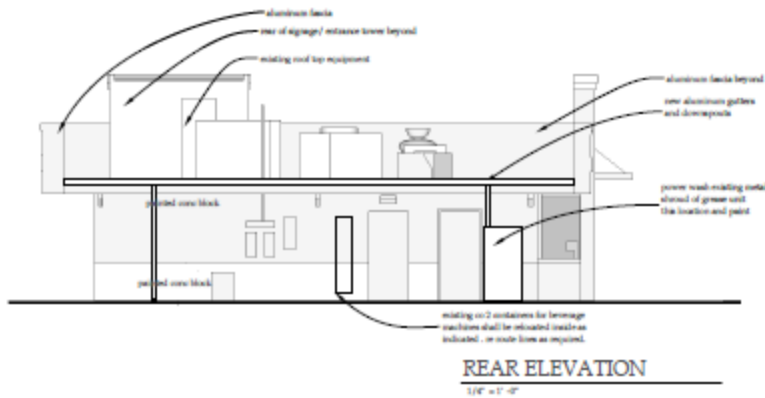
Previous



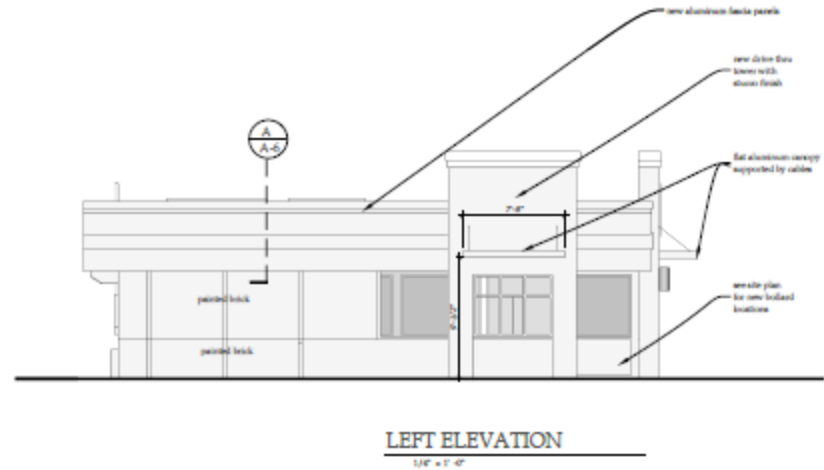
SOUTH ELEVATION
1/8" = 1' - 0"



EAST ELEVATION
1/8" = 1' - 0"



REAR ELEVATION
1/8" = 1' - 0"



LEFT ELEVATION
1/8" = 1' - 0"

R.L. MOUTZ ARCHITECTURE, L.L.C.

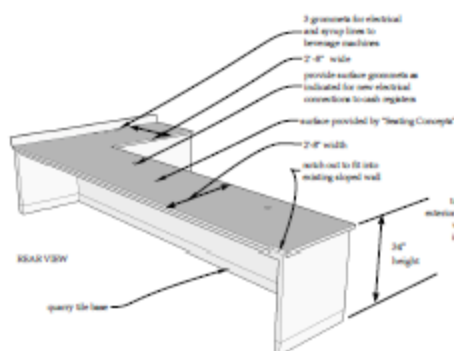
PO Box 1399
Folly Beach, SC 29439
843.270.9008

CHURCH'S CHICKEN RENOVATION
492 MEETING STREET
CHARLESTON, SC 29401

Issued for BAR
approval
April 18, 2016

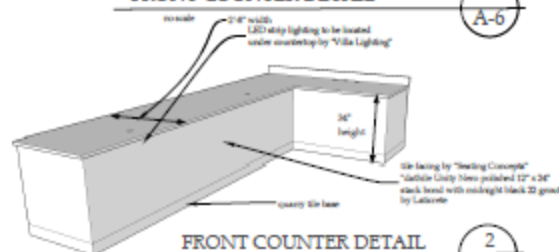


A-5



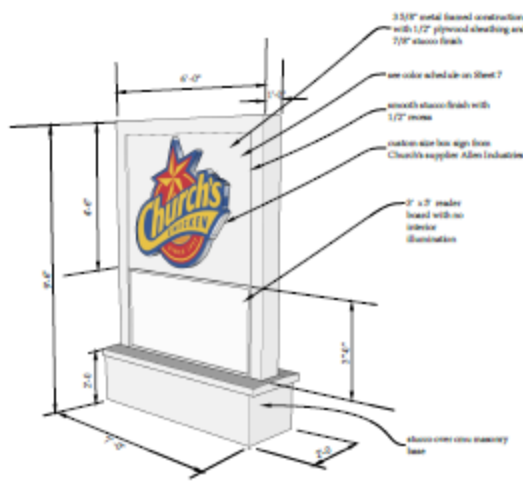
FRONT COUNTER DETAIL

1
A-6



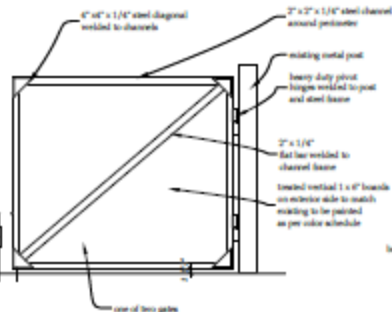
FRONT COUNTER DETAIL

2
A-6



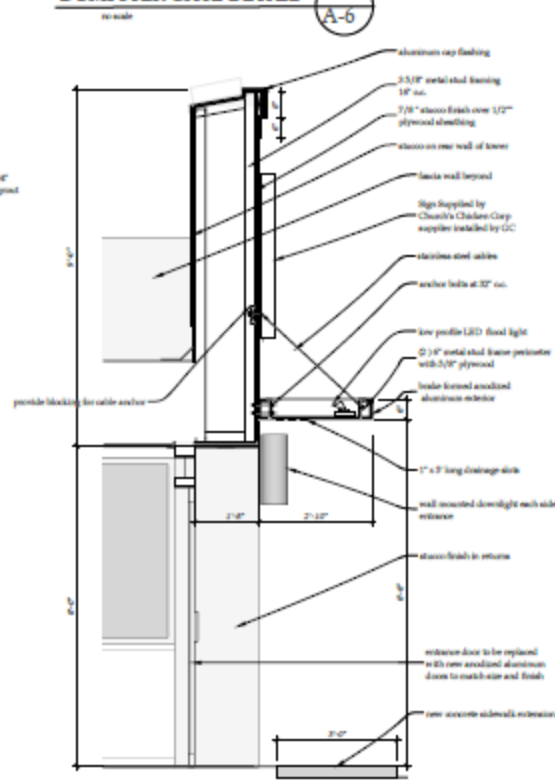
STREET SIGN DETAIL

3
A-6



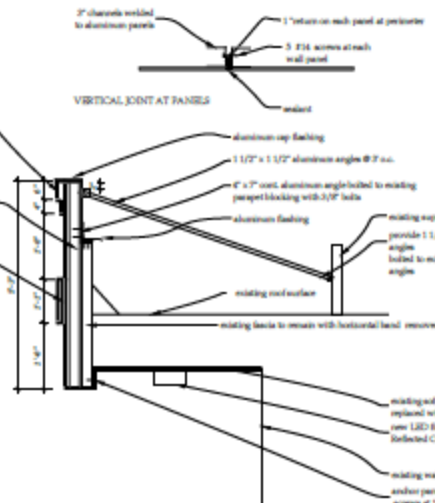
DUMPSTER GATE DETAIL

4
A-6



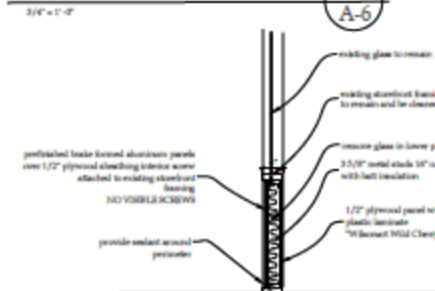
CANOPY/ ENTRANCE DETAIL

5
A-6



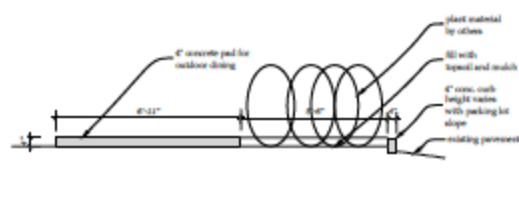
FASCIA PANEL DETAIL

6
A-6



LOWER PANEL DETAIL

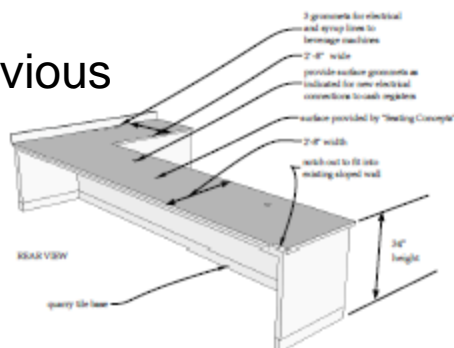
7
A-6



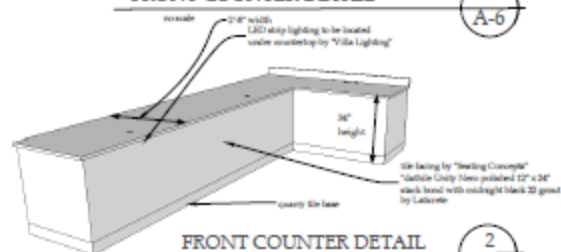
PLANTER DETAIL

8
A-6

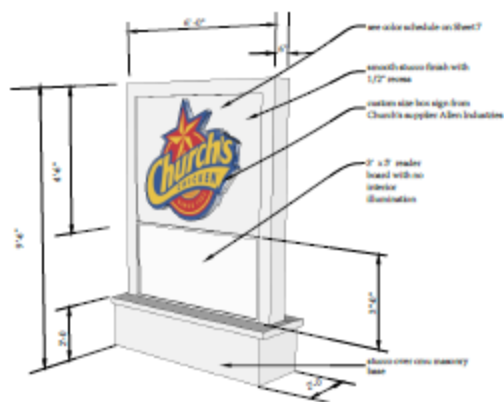
Previous



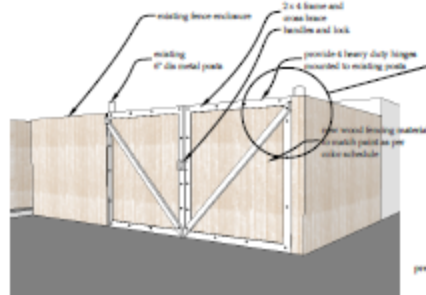
FRONT COUNTER DETAIL



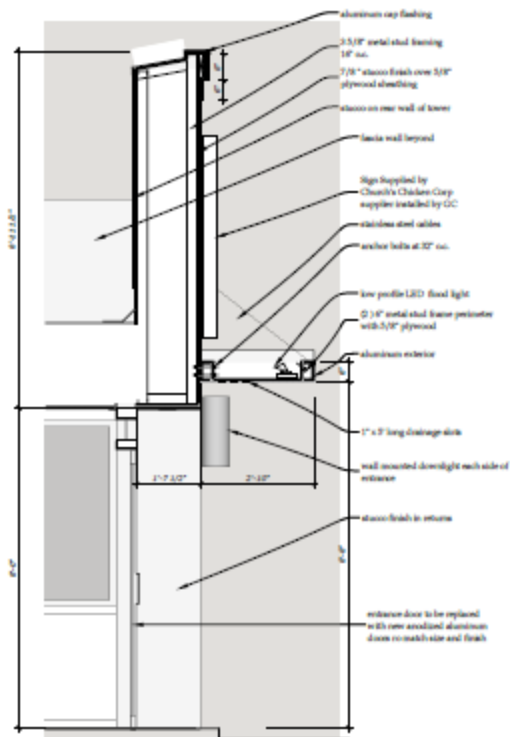
FRONT COUNTER DETAIL



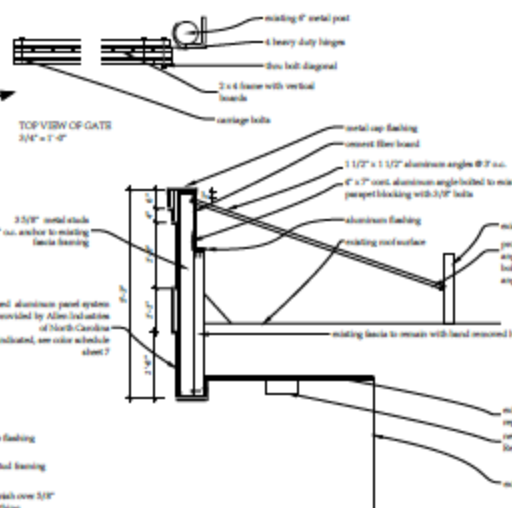
STREET SIGN DETAIL



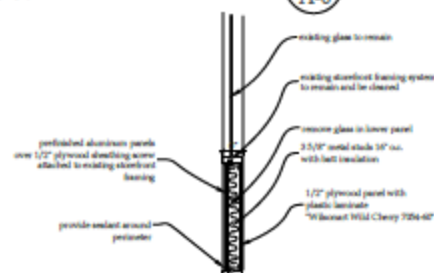
DUMPSTER GATES DETAIL



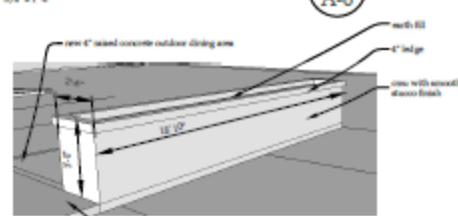
CANOPY/ ENTRANCE DETAIL



FASCIA PANEL DETAIL



LOWER PANEL DETAIL



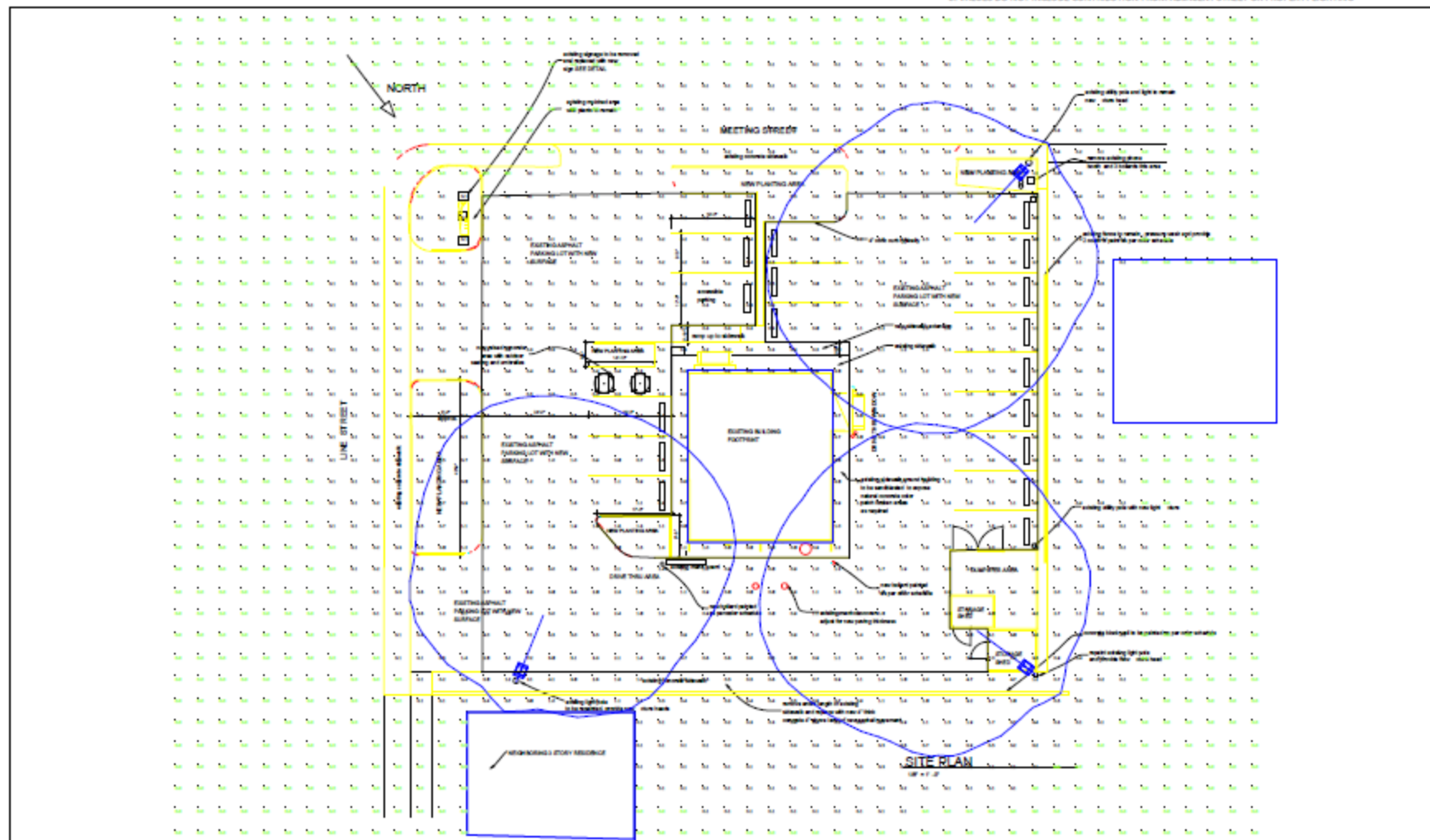
PLANTER DETAIL

PHILIPS Luminaires Schedule							
Symbol	Qty	Label	Arrangement	Manufacturer	Description	LF	Lum. Lumens
	3	FL	SINGLE	PHILIPS GARDCO	CSP-52-1A-MH-A33 @ 20'	0.850	10727
							136.8
							800 Rating

Calculation Summary									
Label	Avg	Max	Min	Avg/Min	Max/Min	Units	CalcType	PSpecs	PSpecTs
FULL SITE	0.47	7.4	0.0	N/A	N/A	Fc	Surroundance	5	5
PARKING LOT	1.30	7.2	0.1	13.30	72.00	Fc	Surroundance		

NOTE(S):

1. ALL VALUES SHOWN ARE HORIZONTAL MAINTAINED FOOTCANDLES AT GRADE
2. FIXTURE DISTRIBUTION TEMPLATES ARE SHOWN AT 0.5 FC FOR REFERENCE USE ONLY
3. VALUES DO NOT INCLUDE CONTRIBUTION FROM ADJACENT STREET OR PROPERTY LIGHTING



Scale: 1 inch = 10 Ft.



MEETING STREET SIGN



VIEW FROM LINE STREET



VIEW FROM MEETING STREET

COLOR SCHEDULE

R.L. MOUTZ ARCHITECTURE, L.L.C.

PO Box 1399
Folly Beach, SC 29439
843.270.9004

CHURCH'S CHICKEN RENOVATION
492 MEETING STREET
CHARLESTON, SC 29401

Sealed for BAR
approval
MAY 16, 2016



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